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Impacts of Urban Renewal Induced Displacement and Resettlement on the Economic and Social Life of Displaced People: The Case of YekaAyat 2 Condominium, Addis Ababa, Ethiopia

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This is to certify that the thesis prepared by EndeshawGebrie, entitled: *Impacts of Urban Renewal Induced Displacement and Resettlement on the Economic and Social Life of Displaced People: A case of YekaAyat 2 Condominium* and submitted in partial fulfillment of the requirements for the degree of Degree of Master of Arts in Geography and Environmental Studies (Population, Resources and Development) complies with the regulations of the University and meets the accepted standards with respect to originality and quality.

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Abstract

This study was conducted on the impacts of urban renewal induced displacement and resettlement on the social and economic life the displaced peoples in YekaAyat 2 condominium. The general objective of this study was assessing the impact of forced displacement and resettlement. The researcher has used both qualitative and quantitative approaches of research and the research is descriptive in type. Data was gathered through questionnaires, interviews and observation of displacees and Urban renewal officers. The sample of displacees and urban renewal officers were selected through systematic random sampling and purposive sampling respectively. From this study the researcher concluded that, displacees faced different social and economic problems especially in basic infrastructures. The findings of the study show that the role of government in solving these problems was insignificant. To alleviate these problems, the researcher recommended for the concerning bodies to change the social and economic life of the displacees.

Key terms: displacement, displacees, urban, resettlement, urban renewal, forced displacement...

Acronyms

CSA- Central Statistics Agency

DID- Development-Induced Displacement

DIDR- Development Induced Displacement and Resettlement

EEPCO- Ethiopian Electric Power Corporation

EPA- Ethiopian Press Agency

FDRE- Federal Democratic and Republic of Ethiopia

FGD- Focus Group Discussion

GOE- Government of Ethiopia

ICCPR- International Covenant on Civil and Political Rights

IDMC- Internal Displacement Monitoring Centre

IDPs- Internally Displaced Persons

IRR- Impoverishment, Risks and Reconstruction

MDGs- Millennium Development Goals

MUTP- Mumbai Urban Transport Project

MWUD- Ministry of Works and Urban Development

NGO- Non-Governmental Organization

PAPs- Project Affected Persons

RPF- Resettlement Policy Framework

ULGDP- Urban Local Government Development Project

ULGs -Urban Local Governments

UN habitat- United Nation Habitat

UNDP- United Nation Development Organization

UNESCO- United Nation Educational, Scientific and Cultural Organization

UNGADR -United Nations General Assembly adopted a Declaration on the Right to
Development

UNHCR- United Nation's High Commissioner for Refugees

WBED- World Bank Environment Department

WCD- World Commission on Dams

CHAPTER ONE

1. INTRODUCTION

1.1. Background of the Study

Development-induced displacement (DID) is the forcing of communities and individuals out of their homes, often also their homelands, for the purposes of economic development. It is a subset of forced migration. It has been historically associated with the construction of dams for hydroelectric power and irrigation purposes but also appears due to many other activities, such as mining and the creation of military installations, airports, industrial plants, weapon testing grounds, railways, road developments, urbanization, conservation projects, forestry, etc. (Robinson, 2003).

Each year, millions of persons are forcibly displaced by development projects, whether dams, roads, reservoirs or oil, gas and mining projects. While such projects can bring enormous benefits to the society, they also impose costs, which are often borne by its poorest and most marginalized members. For millions of people around the world development has cost them their homes, their livelihoods, their health, and even their lives. Impoverishment and disempowerment often become their lot, with particularly harsh consequences for women and children (Robinson, 2003). At least fifteen million people each year are forced to leave their former place of residence as a result of major development projects (M.M. Cernea and H. Mathur, 2008; cited in Terminski, 2012). Displacement is described as dislocation of people from their native place and region. It often intensifies rather than mitigates economic insecurity, helplessness and alienation. This could mean loss of economic livelihoods and communities (Siddiqui, 2015). Displacement involves not only the physical eviction from a dwelling, but also the expropriation of productive lands and other assets to make possible an alternative use (Cernea, 2000; cited in Downing, 2002).

The rights to adequate housing and security of the person and home are basic views of human rights law, and serve to protect individuals and communities from being forcibly displaced from their homes, lands and livelihoods. Despite these guarantees in international law, every year

approximately 15 million people are forcibly displaced to make way for development projects such as mines, oil and gas pipelines, urban renewal schemes, mega-dams, ports and transportation infrastructure. Direct impacts from these projects, including land and real estate speculation, changes in land use and access to natural resources and environmental pollution, further escalate the number of displaced people (Bugalski and Pred, 2013).

While land acquisition and eviction may be necessary in exceptional circumstances, displacement caused by development largely occurs in a manner that violates human rights and leads to the increased impoverishment of the displaced. Evictions are often accompanied by egregious corruption, the use or threat of violence to force people from their homes, lands and livelihoods, and the undemocratic imposition of so-called “development” projects. Those impacted by forced evictions and displacement face a number of well-documented specific risks and human rights violations, including: homelessness; loss of livelihoods; food insecurity; psychological trauma; negative health impacts; loss of health status; increased morbidity and vulnerability, especially among women and children; economic and cultural marginalization; and, social disintegration. Forced evictions are also inherently discriminatory, as it is the poor and marginalized sections of the population, with few exceptions, who are required to move out of the way for development projects (Bugalski and Pred, 2013). As Cernea noted many development projects intended to alleviate poverty end up increasing poverty by displacing large numbers of people without reestablishing them viably (Cernea, 2003).

Cernea’s study (1996) pointed out that the fundamental purpose of urban development programs undoubtedly entails the improvement of the standard of living of population. However, programs which entail population displacement as a right way for their progress alter the situation and create challenge on the people affected by the programs. Forced displacements that occur for development purposes rise major ethical question for they reflect inequitable distribution of development benefits and losses (Cernea, 1996; cited in Abebe, 2009).

Urbanization is a phenomenon, which is widespread all over the world. It is one of the phenomenal occurrences of the 21st century, which is accompanied by the growth of urban population in all corners of the world. Globally, more people live in urban areas than in rural areas, with 54 per cent of the world’s population residing in urban areas in 2014 (United Nations, 2014). In 1950, 30 percent of the world’s population was urban, and by 2050, 66 per cent of the

world's population is projected to be urban (United Nations, 2014). Although urban life is relatively recent in Africa, the rate of urban growth is quite rapid. Its rate of urbanization soared from 15 percent in 1960 to 40 percent in 2010, and is projected to reach 60 percent in 2050 (UN Habitat, 2010; cited in Leipziger et al, 2014). The current rate of urbanization in Ethiopia is 14.5 percent, which implies that urban population in the country will double as 7-12 years (CSA, 1998).

Ethiopian town and cities are witnessing major transformations as evidenced by phenomenal public and private investments since 1990s (Abebe, 2009). There is a sense of excitement on the part of authorities and the public with the infrastructural changes brought as far in cities. What remains unnoticed, however, is that large number of low-income households have been displaced and adversely affected by the process of urban development (Gebrie, 2008).

Similarly, because of urban renewal, land has been reclaimed in varying degrees from a very large number of people, in the center of Addis Ababa. Addis Ababa is the capital city of the Federal Democratic and Republic of Ethiopia. Since its inception as the seat of Emperors and Empress, the federal administration office and African Union, many private and public infrastructures are built rapidly in Addis Ababa on the lands of poor households. Similarly, evidences show that (according to Arada sub city), people are displaced from *DejachWubie*, *Arada sub city* and relocated in *YekaAyat 2*, *YekaAyat 3*, *YekaAyat 1*, *Kara kore*, *Jemmo 2*, *Jemmo 3*, *Mebrat*, *Mikililand*, *Repi 1*, *Keranio*, *Gofa camp* and *Gelan 3*. This study focuses on people displaced from *DejachWubie*(in *Arada sub city*) area and relocated at *YekaAyat 2* condominium site. The relocation was implemented in 2015 because of the urban renewal project. About 258 households were relocated to the condominium site of *YekaAyat 2*.

This study would assess the differential impacts of urban renewal induced displacement on the lives of those displaced people in *YekaAyat 2* condominium. It examined the changes in the source of livelihood, such as employment opportunities and other livelihood assets, and coping mechanisms of the displaced people. The study also examines the extent of resettlers' participation in the planning stage, the compensation implementation issues and special considerations made to different population groups in the displacement implementation process. In addition the study assesses the quality of housing situation, as compared to their previous area

of residence. The study also explores the effects of displacement in the social associations like *idir*, *iqub*, and neighborhood ties and reciprocal relationships among the relocated households.

1.2. Statement of the Problem

Displacement of people in the context of development intervention has been identified as the most important forced migration problem worldwide of our time (Pankhurst & Piguet, 2009). According to Asian Development Bank (1998) on a crowded planet, infrastructure development frequently requires relocating people who are in-the-way. Fifty years of research has shown that development-induced displacement is likely to unleash widespread changes. Called the resettlement effect, these changes include multi-dimensional impoverishment, the loss of homes, communities, productive land, income-earning assets, subsistence, community-shared resources, and cultural sites (as cited in Theodore & Carmen, 2007).

People who are forced to flee from a disaster or conflict usually receive sympathetic attention and international aid. The same cannot be said for the millions of people worldwide who have been displaced by development, even though the consequences they face may be comparably awful. While people pushed out of their homes by an earthquake or war may be favorably viewed by the media or international aid agencies, the victims of development-induced displacement frequently win no such sympathy. This is so despite the fact that the negative effects of development-induced displacement may be every bit as grave as those faced by people displaced by other forces (Robinson, 2003).

As a multi-year study of development-induced displacement by the World Commission on Dams (WCD) concluded, "Impoverishment and disempowerment have been the rule rather than the exception with respect to resettled people around the world." The impact has been felt most heavily, according to the WCD study, by marginalized and vulnerable populations. Studies show that displacement has disproportionately impacted on women and children (Melissa et al. 2012; cited in Frehiwot, 2013).

The non-material impacts may be even greater, including human rights violations, deep fractures in social structures, networks and ties, threats to cultural identity and health, and destruction of social capital. The loss of social capital is particularly serious, as it diminishes the society's

capacity to withstand non-project related threats. Social capital is so interlocked with routine economic activities that its degradation is likely to limit the restarting of post-displacement economy (Theodore & Carmen, 2000). Failure to avoid and mitigate the resettlement effect may generate “new poverty” as opposed to the old poverty of people before displacement.

Ethiopia is no exception to this trend (AbebeBogale, 2010). Although the need of development in Ethiopia is justified, the likely negative impacts of development should be part of the real concern.

As it is pointed out by different scholars, for many reasons development induced displacement is not part of migration research. Because of this, more studies are not yet conducted on this area. A research by GebreYntiso (2008) explored the impact of urban development and displacement on low-income households in Addis Ababa. According to Gebre, the process of relocating people from the inner city to new resettlement sites in the outskirts have disrupted the relocates' business ties with customers. Some further work has also been done on displaced people as a result of urban development from CasaInchis by BirhanuZelege (2006). Findings show that CasaInchis residents displaced without appropriate planning and involvement of the residents. Eguavoen&Weyni, (2011) also studied rebuilding livelihoods after dam-induced relocation in Koga, Blue Nile basin, and found out that how the compensation process affects the displaced people in rebuilding their livelihood. A research by AbebeBogale (2010) explore the impact of urban development on the lives of displaced people in Ingibaratown, WestGojjam. Findings show that the displacees were displaced without appropriate compensation to sustain their previous livelihood. A research by FrehiwotTekalign (2013) explore the impact of development induced displacement on social capital in Jemmo condominium one (1). Findings show that social capital of the displaced people has been affected by the relocation program.

These and other available studies mainly focus on livelihood rebuilding, compensation, policy frameworks and human right impacts of development induced displacement and its consequence on social capital and experiences to rebuild it and gave less attention to carrying out a study by combining both the economic and social capital. Hence researches that assess the impact of urban renewal induced displacement are expected to play an important role in filling the existing knowledge gap, in terms of understanding the impact of urban renewal induced displacement on lives of displaced people in their economic and social capital. Additionally, the researches that

assess the impact of urban renewal induced displacement are expected to show best coping mechanisms of the displaced people by comparing the experiences of other developed countries. The researcher has seen that this aspect hasn't been seen by other researchers in the field. Therefore, this research contributes to fill the gap in the literature in this regard.

1.3. Objectives of the Study

1.3.1. General Objectives of the Study

The general objective of the study was assessing the impact of urban renewal induced displacement and resettlement on the life of displaced people in YekaAyat 2 condominium.

1.3.2. Specific Objectives of the Study

The specific objective of the study was

- Examine the economic status of the displaced people in YekaAyat 2 condominium.
- Examine the social status of the displaced people in YekaAyat 2 condominium.
- Identify the challenges of displaced people from their homesteads.
- Evaluate the compliance of the displaced people in the displacement process and governments role in their rehabilitation process of displaced people.
- Recommend policies as per the findings regarding development induced displacement and resettlement, and the possible coping mechanisms of the aftermath.

1.4. Research Questions

- Did displacees' loss their economic sources due to urban renewal induced displacement and resettlement?
- Are displacees' previous social organizations and neighborhoods ties affected by their displacement and resettlement?
- Did the displaced people participate in the planning process of the displacement and resettlement?
- What was governments' role in rehabilitating the displaced people?
- What are the challenges of the displaced people in the new resettlement site?

1.5. Significance of the Study

As studies on the assessment of urban renewal induced displacement on the lives of displaced people in YekaAyat 2 condominium are limited. This research would attempt to bridge such research gap and would bring additional knowledge on the impacts of urban renewal on the lives displaced people and the topic of displacement in Ethiopia. It is hoped that this research will add to the limited knowledge we have on the effects of displacement in YekaAyat 2 condominium. The study will also provide information and knowledge on the socio-economic constraints the people have faced and generate the necessary awareness among local authorities and agencies. It would also provide achievable development plan inputs to avoid or at least minimize future risks of development induced disruptions. Therefore, the recommendations would help in designing operational plan, strategies and procedures compatible with the socio-economic and special realities in YekaAyat 2. Hence, it might be important to reduce socio-economic costs, increase benefits and enhance feasibility and sustainability of urban development projects in the city. It will also serve as an input for further researchers in urban development issues and provide bases both planners as well as subsequently studies on urban development and relocation programs.

1.6. Scope of the Study

The study was to assess the urban renewal induced displacement on the life of the displaced people from Arada sub-city, DejachWubie area of Addis Ababa. The study was confined to assess the urban renewal induced displacement program that displaced people from Arada sub-city, DejachWubie area and were relocated in to YekaAyat 2 Settlement Sites. The study assess the impacts of urban renewal induced displacement on the economic and social life of the displacees, so displacement induced problems of the host people was not addressed. Furthermore the study considers those people who were displaced in the year 2015.

1.7. Limitation of the Study

It was not easy to get access to relevant information pertaining politically sensitive issues of this kind. There has been a situation where the researcher was seen in suspicion. In order to address this challenge, the researcher continued his effort convincing them that the intention is otherwise and persuaded them not view negatively by fully explaining to them the intent of the research. The other limitation that affected the study was the list of people who were relocated to Ayat 2 was not recorded in an organized manner so it involved certain difficulty in selecting participants based on the established selection criteria.

1.8. Organization of the Paper

The study is organized in to five chapters. The first chapter introduces the background of the study, statement of the problem, objectives of the study, research questions, significance of the study, scope of the study, limitation of the study and ethical considerations. Chapter two deals with review of related literature and the third chapter presents description of the study area, data types and sources, sampling techniques, tools of data collection and techniques of data analysis. Chapter four discusses the findings of the thesis covering qualitative and quantitative analysis of the collected data. The final chapter summarizes the main findings of the research and forward concluding remarks including policy recommendations.

1.9. Ethical Considerations

Ethical consideration would be seriously take into account so that the concern, integrity, anonymity, consents and other human elements of the participants, discussants, and interviewees will be protected. As of these, FGD participants and key informants were requested for their voluntariness by informing the objectives and outcomes of the research before embarking on the real data collection process. The researcher assured to them that any information concerning that will never be passed to other unauthorized persons on institutes without their consent. The names of the respondents were not be specified in any part. The selected study participants were requested kindly whether they agree to participate in the study or not.

Beyond the ethics on human subjects, research ethics also considers acknowledgement of data generated by others and appropriate citations of scholarly research outputs, books, websites, and any other related documents in order to assure intellectual and scientific integrity of the research/er. With this in mind, the researcher has taken care of citing and acknowledging all the information taken from scholarly literatures and data gathered by other individual or organizations.

CHAPTER TWO

2. REVIEW OF RELATED LITERATURE

2.1. Theoretical Background about Urban Renewal

2.1.1. Definition of Urban Renewal

Urban renewal as a term of urban planning is an American in origin. An Advisory Committee founded by Eisenhower used it for the first time in 1954. Studies were undertaken to analyze the older parts of American cities with problems of urban decay. As Buissink (1985) has said, “the recommendation of this committee was incorporated in the Housing Act of 1954. The 1949 act is considered the foundation stones of urban renewal policies” (Buissink, 1985; cited in Rui, 2003).

Urban renewal is a broad subject because it comprises different aspects of intervention namely physical, social, economic, political, culture, health and environmental to redress a complex of urban problems including unsanitary, deficient, or outdated housing, inadequate transportation, sanitation and other services and facilities; traffic congestion and others (Britannica, 1994; cited in Rui, 2003).

Just because of the complexity of issues involved in the process, it is impossible to find an absolute satisfactory definition of urban renewal. The definition of urban renewal varies from different countries and also from different time. As Buissink (1985) has said, urban renewal is a term that means different things to different people, especially if these different people are from different countries (Buissink, 1985; cited in Rui, 2003). At the same time, it has changed in different time, which can be proved by the following definitions. Generally speaking, there are three kinds of definitions about urban renewal, from the viewpoint of the scope involved in.

The first one is a classic or narrow concept of urban renewal belonging to the field of physical and housing policy. For example, Buissink (1985) had defined it as “urban renewal is the complex of building activities aimed at restoring the decayed and obsolete urban elements and thereby making them functionally sound again according to the standards of the time” (Buissink, 1985; cited in Rui, 2003).

However, in modern times, more and more people have realities that urban renewal does not just encompass the physical aspect, but also relates to social and economic aspects as well. In 1990, another concept defined urban renewal as a dynamic process of physical change (redevelopment, rehabilitation), change in use (shift from one use to another more profitable), or intensity of use of the land and building, as the effect of the interaction of economic and social forces upon the urban areas (Couch, 1990). It is a relative wider concept than the previous one, with socio-economic point of view, where intervention in the decayed urban areas does not stress only the physical aspect.

The final one is the broadest and newest one among the three kinds of definitions. It is defined as:

a systematic effort in the field of planning and building as well as of the social, economic, cultural, and environmental standards of living, in order to preserve, repair, improve, restructure, or clear built-up areas within municipalities (Metselaar, 1992; cited in Rui, 2003). In this case, urban renewal does not only encompass the classic fields like physical planning, housing policy and building activities. It depicts an integral background with a multi-disciplinary participation, in order to have a good built-up environment, including small villages in the countryside (Arteaga, 2000; cited Li Rui, 2003).

2.1.2. Historical Development of Urban Renewal

Although, some urban problems caused by sub-urbanization and urban expansion are similar between developed and developing countries, the processes of the historical development of urban renewal, especially the appearance of urban renewal are far different in these two kinds of countries.

Different historical development of urban renewal in developed and developing countries

Generally speaking, developed countries have a relatively earlier start of urbanization than developing countries, i.e. England in the last century since the Industrial Revolution, United States after the Depression of the 1930s (Eisner, 1993; cited in Rui, 2003), whereas most developing countries have been urbanizing rapidly since 1950 (McAuslan, 1985; cited in Rui, 2003).

Just urbanization resulted in the problems of slums appearance, inner city deterioration, and land dereliction and so on in the developed countries. These problems do not go on only in the

residential areas, but have overflowed this scope and include all kinds of buildings like commercial, industrial, etc. The situation is described by Eisner, S. et al. (1993) as follows:

Lack of planning, poor subdivision practices, excessive land values, ineffectual zoning, archaic streets, and inadequate transportation have created a condition of congestion, unplanned and incompatible mixed land use, and economic distortion that render whole section of the city in a process of built-in physical decay and social disintegration (Eisner,1993; cited in Rui, 2003).

Moreover, the similar problems caused by urbanization in developing countries are described by Yaakup and Healey (1994) as:

high rates of population growth (produced by natural increase and migration), continued rural-urban migration leads to poverty and inequality, slums, squatting, deficiencies in basic infrastructure and transport, pollution, and the growing inability of government agencies to administer and finance development (Yaakup and Healey 1994; cited in Rui, 2003).

Initially, developed countries focused on slum clearance and redevelopment. However, with the gradual improvement of neighborhoods in these years, the emphasis has been moved from redevelopment to rehabilitation or upgrading. By now, the redevelopment almost has been discarded as a way to revitalize the old city areas in developed countries. Just as Eisner, S. et al. (1993) have said, after the 1960 Housing Act in America,

...concern about the displacement of families from renewal areas and the destruction of socially viable communities led to a new emphasis on rehabilitation rather than wholesale clearance-- Redevelopment programs were almost completely modified to favor the development commercial structures. Only a minor effort was directed toward the construction of housing, which was the original intent of the redevelopment legislation passed in 1949 (Eisner *et al*, 1993; cited in Rui, 2003).

Following with the developed countries, urban renewal, as a response to urban decay and a strategy to solve slums problems, has been paid attention to in the developing countries too.

However, if urban renewal in these two kinds of countries is studied more, the difference process of urban decay between them, which is the direct cause of urban renewal, can be found as following:

In developed countries, urbanization was caused by the Industrial Revolution that made many industrial areas located in the city center and provided large quantity of employment to the immigrants. Then the urban expansion resulted in high land value in city center, which made many industrial activities have moved outside of inner areas to cheaper land. At the same time, poor environment and less attraction in inner city caused by urban expansion led many high and middle income people have left for the suburbs of the city, and then some commercial activities have shifted to the best locate areas together with high and middle income people following. All these contributed the land dereliction in city center and the slums appearance. Finally, urban renewal appeared in order to solve problems.

In developing countries, urban growth was not caused by such obvious industry development and the cities could not absorb or provide enough employment to the immigrants, which led to more problems on economic and social aspects. At the same time, the problem of land dereliction is not as common in developing countries as in developed ones. McAuslan (1985) has talked about three kinds of squatter appearances in the third world, which are private urbanization, squatter invasions and squatter infiltration (McAuslan, 1985; cited in Rui, 2003). Finally urban renewal in developing countries appeared for solving the urban problems, especially the problem of squatter settlements appearance.

2.1.3. Reasons for Urban Renewal

Couch (1990) gave two reasons for its growing i.e. increasingly moving to and living in urban areas, in particular old urban areas, give rise to the need for renewal of the urban fabric, and urban renewal responds to the concern of urban sprawl and large quantities of abandoned urban areas (Couch, 1990). Restructuring and re-planning of concerned urban areas, designing more effective and environmentally-friendly local transport and road networks within the concerned urban areas, rationalizing land uses within the concerned urban areas, redeveloping dilapidated buildings into new buildings of modern standard and environmentally-friendly design, promoting sustainable development in the urban areas, promoting the timely maintenance and rehabilitation of buildings in need of repair, preserving buildings, sites and structures of historical, cultural or architectural value, preserving as far as practicable local characteristics, preserving as far as practicable the social networks of the local community, providing purpose-built housing for groups with special needs, such as the elderly and the disabled, providing more

open space and community/welfare facilities, and enhancing the townscape with attractive landscape and urban design are reasons for urban renewal (Development Bureau, 2011).

To keep and maintain the urban space in hygiene and social order and thus, to arrange spatial regulations and sustain social control over society is the main reason for urban renewal projects (Choay 1989, Boyer 1990; cited in Mulutu, 2009). The other reasons for URPs generally relate to the economic values of the built environment, because the investments in built environment are long lasting and serve to profit-making and fixed capital of the entrepreneurs (Harvey 1990; cited in Mulutu, 2009). Economic transition and employment change, social and community issue, physical obsolescence, environmental quality and sustainable development and modernization are causes for urban renewal (Tamrat, 2006). As Grace (2008) enhancement of neighborhood, rectification of construction deficiencies, efficient and compatible land use, stimulation of productivity and economic growth, reform population mix and provision of accommodation for various social groups are reasons for urban renewal practices (Grace, 2008).

2.1.4. Approaches to Urban Renewal

There are three common approaches to urban renewal. These are slum clearance and resettlement, rehabilitation and conservation, and slum and squatter upgrading.

Slum clearance and resettlement: In slum clearance and resettlement schemes existing structures are removed and the cleared land is reused for new projects. There are three common reasons for adopting this approach. The first one is city beautification or improvement. It is largely driven by the politicians' belief that only new and modern housing is valuable. The second reason is reduction of crime and health problems. In the opinion of this group slum areas are considered as breeding grounds for social and health problems and these problems of low income settlements could be solved by merely changing the physical environment. The final reason is the effective use of land and provision of public facilities. Following a physical and economic growth in inner city areas there is commonly a rise in land values. This in turn exerts pressure to redevelop with projects of a higher return. Practical experiences throughout the world show that slum clearance and resettlement has largely turned out to be ineffective as resettlement areas are often poor providers of employment, incur additional travel expenses on residents and these areas often suffer from poor infrastructure. Hence its effect on low income settlements has been adverse. It has destroyed social systems and small businesses. The provision of replacement shelter has

become an economic burden to cities. Slum clearance and resettlement has in many cases worsened the situation of the cities because those evicted have crowded into untouched areas leading to a further deterioration of the urban environment. The rich social fabrics of old settlements have been destroyed. Low income people have always tended to return to the inner city and find alternative ways for shelter since the inner city is where they can find employment. It has led to the destruction of cultural heritage. The general trend around the world is a rejection of this approach (Mihretu, 2005).

Rehabilitation and conservation: The approach of rehabilitation and conservation came about as a result of the ineffectiveness of slum clearance schemes. The strategy was to retain the existing settlements and make improvements. The problems of the inner city should be tackled on site according to this approach. Many efforts to better the situation of housing during the Industrial Revolution especially in England are important precedents. The 1960s saw significant emphasis being given to this approach. According to Kirby rehabilitation and conservation is about; “residential rebuilding to eliminate the environmental and structural deficiencies which cause a dwelling to be regarded as obsolete or sufficiently obsolescent to be unsuitable for continual occupation.” It is however unclear how the structural improvement of individual units could result in the improvement of the total urban environment (as cited in Mihretu, 2005).

A memo on urban development terms issued by UNESCO /1996/ at the Habitat II conference in Istanbul shortly describes the main concern of rehabilitation and conservation. “Bringing back to a certain level of efficiency and or returning to a state of functionality; put back in function; make the fabric or ensemble to perform its function /usually associated with current standards and not necessarily traditional building techniques or materials(as cited in Mihretu, 2005).

The weakness of this definition is that it makes no reference to social rehabilitation. Socio economic situations facilitate the rate of urban deterioration and need to be addressed. Opponents of the habitat II definition call for a comprehensive social and physical rehabilitation. This will enable the improvement of the overall living conditions of those living in urban areas. Steinberg’s /1996/ definition is worth quoting here (as cited in Mihretu, 2005, p: 32).

...it means the creative use and reuse of older quarters of the city, taken as a whole. Where possible, old buildings are repaired and modernized, to facilitate their continued use, especially as

housing. This often includes upgrading of infrastructure services on a modest scale, allowing the preservation of the existing urban pattern and fabric. Where necessary, some change of use may be incorporated but on a small scale. Demolition should be normally reserved for structurally unsound buildings, but may also sometimes be needed in order to provide space for essential social services, infrastructure or open space. An overriding objective is to minimize the displacement of existing residents because of demolition or repair and upgrading. The intention is to provide enough modernization of the physical fabric to allow the life of the community to go on with scope for both building and social systems to evolve and adapt to new conditions.

Some very important issues have been raised in the above definition. The first one is on social concerns. Changing land uses and land values are constantly posing problems for the maintaining of low income housing in these areas. This is commonly known as the threat of gentrification. The second one is citizen participation and political support. Use must be made of the residents' capacity to improve their situation. The government's role should be to give political support. This can be a way to economize on resources. The third important issue is concerned with the economic aspects of housing. In many situations where there is a lack of funds for new developments, the demolition of existing housing stock becomes a waste of scarce resources. In terms of time and cost rehabilitation is a reasonable approach to neighborhood regeneration. The final significant issue is urban identity. The approach gives emphasis to existing urban patterns and features and recommends their conservation and continued use. Rehabilitation requires high degree of social organization and responsibility. It could result in relocation /temporary or permanent/. The relocation can be temporary until rehabilitation work is done. It can be permanent if there is a rise in property value, a rise in rent, a better situation in makeshift accommodation or a decrease in number of units. There are two types of residential rehabilitation. The households may be moved to a temporary accommodation and return when the renovation work is finished or they may remain and invest in improving housing, the environment and social conditions (Mihretu, 2005).

Slum and squatter upgrading: This is a comprehensive developmental approach where the original population stays on site and incrementally upgrades with or without public or NGO assistance. Such an approach has the capacity to empower, add pride in area of residence and maintain social links of the community. It can transform the neighborhood by the installation or improvement of infrastructure, rearrangement of layout, extension of social services, legislation

of tenure and provision of financial and building assistance. There are two components to slum and squatter upgrading. Squatter settlements are legalized and there is improvement in infrastructure. Perlman /1981/ has outlined the advantages of this approach. From an economic perspective legalization conserves investments in the housing stock and infrastructure (as cited in Mihretu, 2005).

It is also considerably cheaper per unit than demolition and new construction. It allows full use of human resources as proximity to job and information markets ensure employment opportunity. It enables residents to avoid job losses that are associated with relocation. From a social perspective it assists in the preservation of kinship. It can facilitate the transformation of squatter settlements into mature integrated communities and promote economic and political stability. From a political perspective relocation raises the risk of discontent towards the political system. Current situations in developing countries make it impractical to expect inner city areas to be free of slums. For this reason macro-economic policies and institutional reforms are an indispensable part. The promotion of long term economic growth, the creation of employment opportunities and the reduction of poverty and inequality are significant contributors to the situation of housing. Urban renewal is moving slowly towards more socially, economically, culturally and environmentally sustainable approaches (Mihretu, 2005).

2.1.5. Principles of Urban Renewal

- Owners whose properties are acquired or resumed for the implementation of redevelopment projects should be offered fair and reasonable compensation.
- Tenants affected by redevelopment projects should be provided with proper rehousing.
- The community at large should benefit from urban renewal; and
- Residents affected by redevelopment projects should be given an opportunity to express their views on the projects (Development Bureau, 2011).

2.1.6. Prospects and Challenges of Urban Renewal

Prospects of Urban Renewal

Urban renewal has a wide range of benefits such as increase tourism revenues, drive urban productivity, create employment opportunities, attract increased investment, enhance housing

affordability and capitalize on existing infrastructure (KPMG and Clayton Utz, 2014). Urban renewal reduces crime, poverty, disease and mortality through slum clearance (Greer, 1965).

Challenges of Urban Renewals

As Cernea (2004) note, development induced displacement elicits impoverishment risks on displaced persons such as landlessness, joblessness, homelessness, marginalization, increased morbidity and mortality, food insecurity, loss of access to common property and services, and social disarticulation (Cernea, 2004).

Landlessness: Expropriation of land removes the main foundation upon which people's productive systems, commercial activities, and livelihoods are constructed. This is the principal form of de-capitalization and pauperization of displaced people, as they lose both natural and man-made capital. The involuntary taking of land and other assets resulting in relocation or loss of shelter loss of assets or access to assets, loss of income sources or means of livelihood, whether or not the affected persons and must move to another location (FDRE, 2008).

Joblessness: The risk of losing wage employment is very high both in urban and rural displacements for those employed in enterprises, services, or agriculture. Yet, creating new jobs is difficult and requires substantial investment. Unemployment or underemployment among resettlers often endures long after physical relocation has been completed.

Homelessness: Loss of shelter tends to be only temporary for many resettlers; but, for some, homelessness or a worsening in their housing standards remains a lingering condition. In a broader cultural sense, loss of a family's individual home and the loss of a group's cultural space tend to result in alienation and status-deprivation. For refugees, homelessness and "placelessness" are intrinsic by definition.

Marginalization: Marginalization occurs when families lose economic power and spiral on a "downward mobility" path. Middle-income farm households do not become landless, they become small landholders; small shopkeepers and craftsmen downsize and slip below poverty thresholds. Many individuals cannot use their earlier acquired skills at the new location; human capital is lost or rendered inactive or obsolete. Economic marginalization is often accompanied by social and psychological marginalization, expressed in a drop in social status, in resettlers'

loss of confidence in society and in themselves, a feeling of injustice, and deepened vulnerability. The coerciveness of displacement and the victimization of resettlers tend to depreciate resettlers' self-image, and they are often perceived by host communities as a socially degrading stigma.

Food Insecurity: Forced uprooting increases the risk that people will fall into temporary or chronic undernourishment, defined as calorie-protein intake levels below the minimum necessary for normal growth and work.

Increased Morbidity and Mortality: Massive population displacement threatens to cause serious declines in health levels.

Displacement-induced social stress and psychological trauma are sometimes accompanied by the outbreak of relocation-related illnesses, particularly parasitic and vector-borne diseases such as malaria and schistosomiasis. Unsafe water supply and improvised sewage systems increase vulnerability to epidemics and chronic diarrhea, dysentery, etc. The weakest segments of the demographic spectrum—infants, children, and the elderly—are affected most strongly.

Loss of Access to Common Property and Services: For poor people, particularly for the landless and assetless, loss of access to the common property assets that belonged to relocated communities (pastures, forested lands, water bodies, burial grounds, quarries, etc.) results in significant deterioration in income and livelihood levels. Typically, losses of common property assets are not compensated by governments.

Social Disarticulation: Forced displacement tears apart the existing social fabric. It disperses and fragments communities, dismantles patterns of social organization and interpersonal ties; kinship groups become scattered as well. Life-sustaining informal networks of reciprocal help, local voluntary associations, and self-organized mutual service are disrupted. This is a net loss of valuable “social capital,” that compounds the loss of natural, physical, and human. The social capital lost through social disarticulation is typically unperceived and uncompensated by the programs causing it, and this real loss has long-term consequences.

Destruction of existing social and community networks, expulsion of vulnerable groups and generation of adverse impacts on environments are shortcomings of urban renewal practices (Grace, 2008).

Infrastructure development, in turn, often requires acquisition of land and other assets that are privately owned. Such acquisition can adversely affect the socioeconomic well-being of the people whose assets are acquired, as well as the communities they live in. Impacts include physical relocation, disruption of livelihoods, and potential breakdown of communities (World Bank, 2004).

Resettlement can have serious repercussions that cannot be exclusively measured in economic terms. Breakdown of established community relationships, social disarticulation among people who find themselves in a different sociocultural environment after resettlement, and the psychological trauma of moving into an alien environment can be severe if efforts to design and implement resettlement programs are not sensitive to the needs and preferences of communities (World Bank, 2004).

Displacement that requires physical relocation not only affects those who are displaced but also the resident population, people who are not directly affected and so who do not move, but feel the impact of losing their neighbors, networks, markets and resources as well as the host population those who receive displaced people and could be positively or adversely affected by this (Australian Government Department of Foreign Affairs and Trade, 2014). The loss of dwellings and assets caused by forced displacement, and the uprooting from an existing pattern of making a living carry high impoverishment risks for those affected directly. While the overall economic effects of urban growth for the majority of urban inhabitants are positive, the serious negative effects that occur for a much smaller group along several basic dimensions are not less real. Moreover, they are hard to mitigate (Cernea 1993 cited in Abebe 2010). Human beings are part of social and cultural systems that give meaning to their lives. When displacement weakens or dismantles social networks and life-support mechanisms, local authority systems collapse and groups lost their capacity for self-management (Koenig, 2002; cited in Abebe, 2010). This can cause social disarticulation, the dispersion and fragmentation of existing communities, and loss of reciprocity networks, increasing powerlessness, dependence, and vulnerability (Cernea, and McDowell, 2000 and Robinson 2003; cited in Abebe, 2010).

Forced population displacement is always crisis-prone, even when necessary as part of broad and beneficial development programs. It is a profound socioeconomic and cultural disruption for those affected. Dislocation breaks up living patterns and social continuity. It dismantles existing modes of production, disrupts social networks, causes the impoverishment of many of those uprooted, threatens their cultural identity, and increases the risks of epidemics and health problems (Robinson, 2003). Like becoming a refugee, being forcibly ousted from one's land and habitat by a dam, reservoir or highway is not only immediately disruptive and painful, it is also fraught with serious long-term risks of becoming poorer than before displacement, more vulnerable economically, and disintegrated socially (Robinson, 2003).

2.1.7. The Impact of Development Induced Displacement on Human Rights, Human Security and Human Development

Development-induced displacement is problematic at best, even when a state has the best interests of the entire population at heart. Such displacement can be catastrophic when it occurs in the midst of conflict or when a state targets a particular segment of the population be they people in poverty; ethnic, racial, religious or political minorities; indigenous peoples; or other vulnerable groups to bear a disproportional share of the costs of development and, either through neglect, malfeasance, or outright malice, denies them a proper share of the benefits. In these instances, and they are manifold, development-induced displacement constitutes a violation of human rights and humanitarian law and calls for a response from the international community (Robinson, 2003). BalakrishnanRajagopal of the Massachusetts Institute of Technology has noted five "human rights challenges" that arise in relation to development-induced displacement (cited by Robinson, 2003). These are right to development and self-determination, right to participation, right to life and livelihood, rights of vulnerable groups and right to remedy.

In 1986, the United Nations General Assembly adopted a Declaration on the Right to Development (UNGADR), which stated that "every human person and all peoples are entitled to participate in, contribute to and enjoy economic, social, cultural and political development, in which all human rights and fundamental freedoms can be fully realized". Despite the adoption in recent years of the documents relating to the human right to development, and the rights of indigenous people and internally displaced people, the problem of development-induced displacement continues to be an underrated and marginalized human rights issue. Moreover,

universal institutions and their agencies (UNHCR) devote too little attention to this problem (Terminski, 2012).

Development-caused displacement often leads to a decrease in all six basic dimensions of human development mentioned by the UNDP i.e. equity, empowerment, cooperation, sustainability, security, and productivity (Terminski, 2012).

Development-caused displacement decrease human security such as economic security, food security, health security, environmental security, personal security, political security, community security, gender-based security and cultural security (Terminski, 2012). Dam construction can severely impact human security by inducing forced displacement (Casparly, 2007).

Generally speaking, displacement of people from their usual place of residence elicits the following social, economic, political and cultural problems.

Social problems: lack of mechanisms of social support and difficult integration into the new place of residence, compensation that ignores non-material losses and risks associated with displacement, negative consequences of the irreversible change of residence, disintegration of existing social ties, social problems such as landlessness, homelessness, alcoholism, and unemployment, lack of access to social services (e.g., health care institutions, education, water supply, public transport), progressive marginalization of the most vulnerable groups such as women, children and indigenous people, health risks, malnutrition.

Economic problems: inadequate or nonexistent compensation for lost property, unemployment, decline of economic functions of women and their position in the community, problems associated with low occupational flexibility of displaced people, need for complete change away from the current economic model.

Political problems: political marginalization of displaced communities, displacement as a tool for punishment of communities particularly dangerous to the authorities.

Cultural problems: disintegration of small communities such as tribes and villages, erosion of cultural identity, loss of or inability to maintain existing cultural traditions, disappearance of languages, dialects and ancient customs, etc.

As World Bank involuntary resettlement sourcebook (2004) note, all the above challenges of development projects arises from:

- Project planners do not recognize all adverse impacts, or they recognize them only at a late stage, when mitigating them is far more difficult.
- Plans may focus only on narrow mitigation, overlooking resettlement created opportunities to improve local incomes or living standards.
- Plans and options may be developed without meaningful consultation with displaced persons, which can make the plans difficult to implement.
- Project agencies may lack the technical, organizational, or financial capacity to implement resettlement plans.
- Project agencies may lack the legal authority or political commitment to implement the plans.
- Plans do not elicit the behavioral responses from project affected people that are necessary for successful resettlement.
- Resettlement plans become inappropriate, ineffective, or obsolete because of changing conditions in the project area.
- New projects and new kinds of projects produce unanticipated problems requiring innovation in resettlement methods and strategies.

2.2. Concepts of Development Induced Displacement and Resettlement

Displacement is seen as the result of a model of development that enforces certain technical and economic choices without giving any serious consideration to those options that would involve the least social and environmental costs. Most displacement has been involuntary. There has been very little meaningful participation of affected people in the planning and implementation (Bartolomeet *al.*, 2000). Marianna Wallin (2013) defined displacement as a form of population redistribution used by the government to develop environmental resource utilization for the sake of benefiting the national economy. Displacement is the movement of population from their place of usual residence to another area. This movement is forced in the sense that in the absence of a project or natural disaster residents would not have chosen to leave the area. The movement can be either internal or international, and is often permanent, though some possibilities of return might exist in certain cases (Sherbinin *et al.*, 2010).

Resettlement is a process that helps people to build new lives in a different location while mitigating the effects of displacement on their standard of living. Where this occurs from a development activity funded by the aid program, resettlement is typically managed by the government of the country where the project takes place (Australian Government Department of Foreign Affairs and Trade, 2014). Resettlement is a population movement planned directly by the government or private developers, where an area is chosen in order to resettle the population. The choice can be made after discussion with the affected populations, but can also be imposed upon them. Resettlement can also involve the payment of some compensation for the affected populations (Sherbinin *et al.*, 2010).

Development-induced displacement refers to displacement resulting from development projects, such as dams, irrigation projects, highways, urban developments, mining, and conservation of nature (Australian Government Department of Foreign Affairs and Trade, 2014). Development induced displacement is the forcing of communities and individuals out of their homes, often their homelands, for the purposes of economic development. It is a subset of forced migration. Development does not benefit everyone equally and for some indeed, for millions of people around the world development has cost them their homes, their livelihoods, their health and even their lives. The suffering of those displaced by development projects can be as severe, and the

numbers as large, as those displaced either internally or internationally by conflict and violence (Robinson 2003, cited in Abebe, 2010).

2.2.1. Who are Internally Displaced Persons?

Internally displaced persons are persons or groups of persons who have been forced or obliged to flee or to leave their homes or places of habitual residence, in particular as a result of or in order to avoid the effects of armed conflict, situations of generalized violence, violations of human rights or natural or human-made disasters, and who have not crossed an internationally recognized State border. Internally Displaced Persons also means persons or groups of persons who have been forced or obliged to flee or to leave their homes or places of habitual residence, in particular as a result of or in order to avoid the effects of large scale development projects, and who have not crossed an internationally recognized State border (UNHCR,2013).

2.2.2. Causes of Development Induced Displacement and Resettlement

As Terminski (2012 and 2013) note, the cause of development induced displacement and resettlement are dam projects, development of transportation, urbanization, reurbanization and transformation of urban space, mining and transportation of resources, deforestation and expansion of agricultural areas, creation of national parks and reserves, population redistribution schemes and other causes such as airports, ports and landfill sites (Terminski, and 2012 and 2013).

Construction of dams, hydropower plants, irrigation projects, artificial reservoirs and canals: Dam building is the greatest cause of development-induced displacement worldwide. According to a report of the World Commission on Dams "the construction of large dams has led to the displacement of some 40 to 80 million people worldwide". According to the *Bankwide Review of Projects Involving Involuntary Resettlement*, dam building was the direct cause of 26.6 % World Bank-financed projects (active in 1993) involving involuntary resettlement. Thus the construction of dams tends to cause development-caused displacement on the largest scale across the world. Irreversible flooding of vast areas and the need for resettlement of entire communities in remote areas has a much greater social impact than many other causes of displacement. Construction of roads and urban development do not involve the complete transformation of the previously inhabited areas, so that displaced people can live in the immediate vicinity of their

previous residence and are better able to maintain their customary economic model, existing social ties and cultural traditions. In the case of people forcibly resettled due to construction of dams, restoring livelihood and adapting to areas far from the previous place of residence is a much more difficult and long-term process. It is worth highlighting that the perception of DIDR by international institutions and scientific communities is based on the consequences of dam building.

Development of transportation: Construction of roads, highways and rail transportation is currently, along with construction of dams, one of the causes of development-induced displacement on the largest scale.

According to the Bankwide Review of Projects Involving Involuntary Resettlement, transportation is the direct cause of 24.6 % of all development-induced displacement in World Bank-financed projects active in 1993. This problem to a greater or lesser extent affects most countries in the world. Displacement caused by development of transportation is extremely difficult to avoid even in developed countries. In contrast to the construction of dams, development of roads has much slighter social consequences.

Urbanization, reurbanization and transformation of urban space (expansion of cities, underground construction, water supply, demolition of poor neighborhoods, postwar reconstruction of cities, demolition of entire city districts, forced relocations from slums and favelas, etc.). Urbanization is the cause of significant levels of resettlement, especially in countries with a high population density. The source of these problems lies both in urban expansion into new areas and in the transformation of existing cities (Robinson, 2003). According to WBED estimations over 60 percent of development-induced displacement worldwide resulted from development of urbanization and transportation projects. According to the Bankwide Review of Projects Involving Involuntary Resettlement development of urban infrastructure is the cause of 8.2 % of resettlement worldwide.

Among the most important categories of urbanization (and re-urbanization) processes causing involuntary resettlement we should mention:

- Expansion of urban areas,
- Rebuilding of the cities with the devastation of war and the transformation of existing districts and neighborhoods,
- Water supply projects,
- Development of urban transport, especially underground,
- Demolition of poverty districts such as slums and favelas in Latin American countries and India,
- Population redistribution schemes implemented in densely populated urban space.

Development projects implemented in highly populated Asian cities leading to particularly high scale of involuntary resettlement. The Mumbai Urban Transport Project (MUTP) commenced in 2002 to improve public transport led to the resettlement of approximately 100,000 people. According to the World Bank "The MUTP is the first attempt in India to resettle a very large number of urban dwellers displaced while improving urban infrastructure. The resettlement process itself has been an unprecedented, pioneering exercise in improving the lives of the urban poor. So far, some 18,500 families including thousands of squatter families living in shacks along railway tracks have been relocated to safe permanent dwellings and given legal title to their new housing. Water supply projects are another important cause of large scale relocations within urban space. We can mention here water supply projects implemented in recent years in Nairobi (10,000 resettled people), Dhaka (40,000 resettled people) and particularly well analyzed in literature Hyderabad Water Supply Project (50,000 resettled people). Urban resettlement are nowadays increasing category of DIDR. As pointed out by Professor Michael M. Cernea, the single displacement caused by urbanization processes affects fewer people than the construction of dams. Displacements associated with urbanization are more numerous than those associated with the creation of dams. However, due to the high population density in urban areas, the number of people displaced per unit of area by projects of this kind is larger than the proportion displaced by a single dam.

Mining and transportation of resources: Attempts to obtain control of exploitation areas and further extraction and transportation of resources have become a growing cause of internal

displacement. According to some estimation, over 60 percent of the world's natural resources are located on indigenous lands. The desire to obtain particularly valuable resources is becoming an important factor in many local conflicts. The internal violence caused by conflicts over resources can, therefore, affect the dynamics of conflict-induced displacement to a considerable extent. Large-scale displacement of people is also a consequence of the expansion of mining areas. Especially large-scale displacement is associated with the expansion of open-pit mining areas.

Deforestation and expansion of agricultural areas: Felling of trees is often the first step in the transformation of land into agricultural areas. Especially serious environmental and social problems are caused by the creation of large monoculture plantations, such as palm oil plantations on Borneo Island. Population displacement related to the establishment of large monoculture plantations has also been observed in other regions of the world. Between 1998 and 2005 the surface occupied by palm oil plantations in Colombia has almost doubled (increasing from 145,027 to 275,317 hectares), leading to population displacement on a significant scale.

Creation of national parks and reserves, (conservation of nature): As pointed out by Marc Dowie after 1900 more than 108,000 conservation areas, such as national parks and reserves, were created worldwide. Creation of many of them was associated with involuntary population resettlement. The phenomenon of so called conservation refugees, which are people, usually indigenous, who are displaced from their native homeland territories following creation of conservation areas such as national parks is issue well-discusses in recently published scientific literature. The problem of conservation-induced displacement is particularly apparent in African countries and India. According to Charles Geisler, a sociologist from Cornell University, in Africa alone efforts for the conservation of nature may lead to several forms of involuntary relocations between 900,000 and 14.4 million people. The creations of Serengeti National Park were associated with displacement of 50,000 Maasai people. The number of indigenous people displaced following creation of Kibale National Park in Uganda is estimated at 35000. Over 10,000 were displaced as a result of establishment of Cross River National Park in Nigeria. Indian authorities have given the number of 1.6 million tribal people displaced in the aftermath of nature conservation projects in this country; it is probably an underestimate. Involuntary relocations caused by the conservation of nature have enormous social consequences. Indigenous peoples who for many generations were organically linked with their land are suddenly displaced

and forced to change their land-based economic model and social ties significantly. The relocation very often entails loss of access to common property such as pastures, shared agricultural land, rivers and forests. The result of displacement is not only deterioration in the economic situation but also a huge cultural upheaval. Actions to conserve nature should be accompanied by efforts to maintain existing social ties and sustainable coexistence between man and nature. Unfortunately, the creation of national parks in many regions of the globe is only an excuse for invasive activities such as deforestation or attempts to obtain particularly valuable resources.

Population redistribution schemes: The pursuit of state interests can often lead to the decision to resettle masses of citizens to some other place or to transfer them between two areas. The objectives of these projects vary widely. In totalitarian states, deportations and population transfers are aimed at the ethnic unification of the territory and marginalization of potential political problems. In many countries, however, redistribution of population is an attempt to solve demographic problems resulting from hunger, lack of water and food and overpopulation (or the interaction of all these factors). Here we can mention the long-term project of resettlement and villagization in Ethiopia. The policy of encouraging voluntary resettlement and villagization dates back to 1958; in 1985 the government initiated a new relocation program known as villagization.

Other causes: Among these we can include the creation of specific entities within a large surface area, such as airports, ports and landfill sites.

2.2.3. Contemporary Scientific Discourse on DIDR

As Terminski (2013) noted, the following points are the contemporary scientific discourses on development induced displacement and resettlement.

The global scale of development-caused displacement: It is estimated that each year during the eighties and nineties development projects caused the displacement of 10 million people worldwide. In recent years, more specialists have spoken of approximately 15 million development displacees per year. In the nineties we had already observed an increasing number of people displaced following the construction of dams in India and China. It appears that recently the number of people displaced by the construction of dams has slightly decreased, as

there has been a minimal decrease in such projects in some regions. Expansion of mining and alternative energy resources, giving rise to the creation of large dams in many countries, no longer plays such a significant economic role as it did a few decades ago. Many dams have been created in recent years in Latin American countries which endorse the pattern of rapid economic development. This process is accompanied by an increase in the number of evictions in urban areas in connection with re-urbanization, as well as those associated with the expansion of mining, oil exploitation and the conservation of nature.

According to research, there has recently been a significant increase in the urban population as a share of the total global population. The transformation of urban space in developing countries, particularly in densely populated Asian agglomerations, has led to a growing number of urban resettlements and evictions. The vast majority of such relocations affect residents of the poorest neighborhoods. Therefore it seems necessary to intensify research into specific urban displacements in individual countries and aid mechanisms for afflicted people.

The scale of development-caused displacement in comparison with the other categories of migrations and displacements: As with the other categories of internal displacement, it is very difficult to determine the approximate number of people involuntarily resettled in the aftermath of development projects. Many developing countries do not collect such statistics. In other countries the issue of development caused displacement is mistakenly classed as a form of economic migration. In many countries, development induced displacement is combined with other types of forced migration. Persons displaced as a result of development are therefore placed within other categories of forced migrants. It is very difficult to compare the number of people displaced or resettled each year in the aftermath of development projects with the annual scale of the other categories of internal displacement. The annual growth rate of all categories of internal displacement is marked by extensive change. For example, according to the IDMC report, in 2010 natural disasters forced the evacuation of more than 42 million people worldwide. A year later, the scale of natural hazards-induced displacement was almost three times smaller, with fewer than 15 million people being uprooted. Similar patterns can be observed when we compare the scale of DIDR with the magnitude of two other causes of internal displacement: the escalation of internal violence (conflict-induced displacement) and long-term environmental processes (environmentally-induced displacement).

According to M. M. Cernea, the problem of DIDR may directly affect 15 million people each year, forming the largest category of irreversible internal displacement worldwide. As noted above, the number of people temporarily evacuated or displaced in the aftermath of natural hazards in 2010 was over 42 million (cited in Terminski, 2013).

The following year, the magnitude of disaster-induced displacement (14.9 million people uprooted by natural disasters) was already closer to the suggested dynamics of DIDR. Remember, however, that much of the displacement caused by natural disasters is short-term in nature, often limited to a few days of evacuation.

The displacement caused by economic development often involves moving to areas adjacent to those previously inhabited, but is typically of a long-term nature. Analyzing the estimated scale of several types of internal displacement, we can say that, among these categories, development-induced displacement is usually second in magnitude only to disaster-induced displacement.

The annual scale of displacement caused by economic development seems at present to be greater than that associated with the escalation of internal violence (conflict-induced displacement) or with long- or slow-onset changes in the environment (environmentally-induced displacement). According to the reports of international organizations or other institutions such as the IDMC, the global population internally displaced in the aftermath of internal conflicts is currently estimated at between 24 and 28 million people. The number of people newly displaced by ongoing conflicts in 2011 was estimated at only 3.5 million. Even if the IDMC report does not take into account some cases of short-term displacement caused by the escalation of violence, the annual growth rate of development-induced displacement seems to be greater. There is also a problem in comparing the magnitude of DIDR with the annual scale of environmentally-induced displacement.

Accurately estimating the annual scale of displacement and migration caused by slow-onset environmental changes is extremely difficult, if at all feasible. Forced mobility caused by slow-onset environmental change is often seen as a subcategory of economic migration. For example, the famous examples of rural-urban migrations in Africa caused by drought, ongoing land degradation, water shortages and the prospect of famine are often classified (perceived) as economic phenomena, completely detached from their environmental context. Due to the lack of

accurate statistical data on the scale of this problem, it is difficult to compare it with the scale of development-induced displacement.

The common elements of development-induced displacement and other causes of internal displacement worldwide: Development-caused displacement has much in common with other categories of internal displacement. As with these other categories, its fundamental cause is the dynamic conflict of interests within a static and limited territory. In many countries of the global south, development-caused displacement occurs in parallel with other categories of displacement. During the nineties in Sudan, Nigeria's problem was strongly connected with the conflict-induced displacement there. In South Asia, development-caused displacement coexists with displacements stemming from natural disasters and long-term environmental changes.

Economic development and involuntary resettlement caused by it may indirectly affect the character and dynamics of all other categories of displacement. The planning of development projects is often accompanied by conflict among local authorities, the private sector and displaced or affected communities over control of territory. Particularly strong conflicts over territory and its resources may precede the extraction of oil or development of open-cast mining areas. The consequence may be brutal clashes between local communities and authorities, or other forms of escalation of violence. The persecution of the Ogoni people caused by oil exploitation in the Niger Delta became a factor in the large scale of conflict-induced displacement from Ogoni land. The link between oil exploitation in southern Sudan and the dynamics of brutal displacement was so strong that separation of oil-induced displacement from the more general context of conflict-induced displacement was virtually impossible. Many common elements also connect resettlement caused by development projects with forced migrations due to long-term environmental changes. Pollution of land, water and soil caused by development projects may be a push factor in a secondary wave of forced migrations – this time caused by land degradation and environmental disruption.

The difference between displacement, resettlement and evictions: When analyzing the contemporary picture of displacement caused by development and other factors traditionally perceived as aspects of development-induced displacement (such as displacement in city areas), we usually employ three different terms. These are:

Displacement is used most often in the context of relocate on related to deprivation of access to existing land and resources, unaccompanied by adequate support mechanisms for the affected people. The phenomenon of displacement is thus not limited to physical departure from the current homeland but is mainly associated with the loss of existing economic and social facilities and of access to the relevant resources, with no benefits gained in return. The term displacement is mostly applied to the situation of individuals, tribes and communities that have been cut off from their current socio-economic base and as a result have seen their standard of functioning deteriorate significantly. The category of resettlement has a definitely more process-related character than displacement. We use the term “resettlement” in the context of relocation based on previous plans and social consultations with affected communities, usually accompanied by adequate support mechanisms in the new place of residence. The costs of physical relocation and the depletion of former resources are thus compensated for by the support received in the new location. The third term often used to describe involuntary relocations connected with economic development is “eviction”. On the most common understanding, eviction is compulsory removal of an individual from a territory (e.g. housing unit) to which he has no legal right. In scientific literature this category is mostly applied to relocations of illegal settlers, forced relocations due to conservation of nature, and evictions in urban areas. e.g. those associated with forcible clearance or demolition of slum areas.

Resistance of displaced or affected peoples against development projects: The problem of resistance against development projects has become an essential element of contemporary discourse on DIDR. The growing local resistance against the negative consequences of economic development is highly visible in all parts of the world affected by DIDR. In particular, much recently conducted analysis refers to resistance against the construction of dams in India, Latin America and some African countries. Some of the resistance movements have contributed not only to modification of the original development plans and reduction of their social consequences but also to cancellation of the projects. The nearly ten-year campaign of protests by local communities was one of the causes of the decision in August 2012 to cancel construction of La Parota Dam in Mexico. The tradition of resistance of local communities against development projects in India dates back to the first decades of the last century. The growing scale of local community resistance in Latin America is part of the trend observed there

towards political empowerment of indigenous populations as self-determined communities deciding for themselves on the direction of their way of life and economic development.

Compensation principle: Different countries of the world are characterized by extreme diversity in their practice of compensation for people displaced or affected by development projects. The basic element which characterizes most developing countries is a narrow perception of compensation. In many of them the term “adequate compensation” is seen not in economic terms but above all as social and functional. Their goal is not, therefore, to improve or at least restore material and non-material conditions reduced or lost as a result of displacement, but to enable people to rebuild their mode of functioning in the territory. In highly developed countries the main aim of compensation is full restoration of material and non-material conditions lost through displacement. Thus the amount of compensation received by resettled people in Europe often greatly exceeds the economic value of abandoned properties, because the goal is not only to restore previous conditions but primarily to compensate for the non-material social consequences of resettlement. In the countries of the global south, because of a different perception of property rights, compensation is often intended not to accurately compensate for economic losses but to permit continued functioning in the new place of residence.

The right not to be displaced: The legal foundation of the right to protection from displacement is derived from the right to freedom of movement and choice of residence contained in the Universal Declaration of Human Rights and the International Covenant on Civil and Political Rights (ICCPR), which guarantees that "everyone lawfully within the territory of a State shall, within that territory, have the right to liberty of movement and freedom to choose his residence".

Human security context: In most categories of development caused displacement we can observe a somewhat different situation. The decline in the level of human security is not a cause but rather a consequence of development-induced displacement. Studies recently conducted by sociologists show that the consequence of multiple displacements caused by development projects is a significant increase in economic and social problems over those observed prior to the resettlement.

2.2.4. Global Overview

No precise data exists on the numbers of persons affected by development-induced displacement throughout the world. Unlike for refugees and internally displaced persons (IDPs), there are no institutions or publications dedicated to tracking overall DIDR, either at the global or national levels. For an indication of magnitude, most scholars, policy-makers, and activists rely on the World Bank Environment Department's (WBED) estimate that roughly 10 million people are displaced each year due to dam construction, urban development, and transportation and infrastructure programs. This number is shockingly high, but it still fails to account for large numbers of the displaced (Stanley, 2004).

In 1994, a study of all World Bank-assisted development projects from 1986-1993 that entailed population displacement found that just over half were in the transportation, water supply, and urban infrastructure sectors. Extrapolating from World Bank data to derive estimates of global figures, the study concluded that, in the early 1990s, the construction of 300 high dams (above 15 meters) each year had displaced 4 million people. Urban and transportation infrastructure projects accounted for 6 million more displaced each year. Within one decade, according to a 1996 assessment at least 80 to 90 million people have been displaced by programs in only two development sectors. Population displacement by development programs is now a worldwide problem, of a magnitude previously unpredicted. Moreover, ongoing industrialization, electrification, and urbanization processes are likely to increase rather than decrease, the number of programs causing involuntary population displacement over the next 10 years (Robinson, 2003).

In a 2002 study, it was documented the forcible eviction of 4.3 million people in 63 countries during the period 1998-2000. These forced evictions occurred largely as a result of development projects, discrimination, urban development schemes, gentrification, urban beautification, land alienation in both rural and urban areas, and in situations of armed conflict and ethnic cleansing, or their aftermath (Robinson, 2003). Indeed, as these and many other literatures points out: the problem of internal displacement remains one of the most pressing challenges facing the international community.

2.2.5. Displacement in Africa

While Africans constitute only 12 percent of the global population, at the beginning of 2005, around a third (i.e. 2.7 million) of the world's 9.5 million refugees and around half of the world's 25 million internally displaced persons are to be found in Africa. The total number of displaced people in Africa thus stands in the region of 15 million (Cernea, 1996).

Cernea's paper, "African involuntary resettlement in a global context" (1997), notes that the proportion of population and territory affected by projects in Africa is much greater than others. Furthermore, with regard to land affected, projects in Africa countries sometimes affect a higher percentage of the host countries territory than projects elsewhere. The large scale displacement of people has become a defining characteristic of sub-Saharan Africa. During the past four decades, millions of people throughout the continent have been obliged to abandon their homes and to seek safety elsewhere, often losing the few assets they possessed and suffering great hardship in the process.

Many Africans with many ongoing development programs that cause large scale displacement do not have a national policy regulating displacement caused by public sector investment. The same can be said for Kenya, Cote d'Voire, Togo and other, in which the state is promoting major projects causing displacement yet, is not adopting adequate policies to regulate it and address its consequences. In most African countries resettlement including the growing urban developments for infrastructure improvements is carried out by government agencies in a policy vacuum. Certainly, laws and guidelines to empower the state to take away land needed for the public good do exist. However, sorely missing in the majority of African countries are explicit policies and legal frame works to compel relevant state agencies to effectively address the vital issues of livelihood restoration and productive re-establishment of those displaced (Cernea, 1996).

2.2.6. Displacement in Ethiopia

Historically governments in Ethiopia have responded drought and war induced displacement by attempting to resettle affected population in fertile areas. Moreover, commercial farms, protection of parks, villagization, resettlement, road construction, urban expansion and similar state organized national plans have caused population displacement in the past (Feleke, 1999; cited in Frehiwot, 2013).

As Pankhurst A. (2004) stated in Ethiopia four main types of development induced displacement can be considered. First, agricultural developments; agricultural development projects resulted in displacement in several areas during the imperial period. The establishment of the Chilalo Agricultural Development Unit in Arsi resulted in some displacement of peasants who moved to bale. However, much more significant were the development venture in the Awash valley where the large sale cotton and sugar plantations had severe repercussions on the pastoralists living on the area. During the Derg period state farms, some of which took over nationalized private farms, resulted in further displacement. In the southwest, a notable case is the Ethio-Korean cotton farm in the low Omo that took alienated lands that the Agro-pastoralists, Dassanech had been using for flood retreat cultivation.

Secondly the creation of national parks; the other one comes from the establishment of national parks in important grazing areas, notably the awash park in the east and NetchSar in the South as well as the Omo and Mago parks in the Southwest.

Thirdly the construction of dams; the building of dams could also result in displacement. The best example could be Gilgel Gibe dam. During the Derg regime, the dam construction has caused the displacement of more than hundred households and the villagization of 1,964 households making up about 10,000 people displaced (Kassahun, 2001; cited in Frehiwot, 2014).

Lastly, urban expansion; displacement because of urban expansion and slum clearance has been increasing rapidly worldwide, and is becoming a significant phenomenon particularly in the large cities of the developing countries. In Ethiopia the urban population remains a small but rapidly expanding projected to grow at much rate than rural areas (Pankhurst, 2004; cited in Frehiwot, 2013).

Urban and urban growths are considered as a modern way of life manifesting economic growth and development. However, urbanization in Ethiopia faces a number of socio-economic challenges due to different reasons. An inadequate master plan poor housing facilities, environmental problems and shanty corners, among others, characterize urban centers of developing countries. In order to solve these problems and create conducive environment, government authorities tend to rearrange urban space. This process often causes the displacement of certain households in most cases the powerless low income people (Gebre, 2008).

Internal displacement can be classified into three categories in Ethiopian context. These are conflict, environmental, and development induced displacements. Conflict-induced displacement happens when people abandon their habitual areas in fear of either small-scale clashes or wide-ranging battles. A range of literatures indicates that such displacement events have been occurring throughout human history in Ethiopia. It had been common in Ethiopia during the past military government (*Derg*) when thousands of Ethiopians deserted their habitual areas in fear of the large-scale warfare among freedom fighters and the military government. The Ethio-Eritrean war of 1998 was also among the worst conflicts in Africa. It resulted in an estimated 150,000 to about 180,000 internally displaced Ethiopians (Fritzen, Byon, Nowakski and Pollock, 2006; cited in Messay and Bekure, 2011).

Environmental-induced displacement is usually attributed to manmade and natural disasters like unreliable rainfall, drought incident, forest fire, flooding, earthquake, and avalanche. It has been a chronic problem in Ethiopia resulting in massive spontaneous and planned population displacements.

Development-induced displacements, on the other hand, have been rare in Ethiopia until very recently. However, the current 'changes in economic progress' in the country have been urging the construction of large built-up areas (chiefly hydroelectric power stations, roads, manufacturing industries, and urban slums upgrading) as a result of which numerous people are forced to leave their habitual areas (Messay and Bekure, 2011). A case in point is the fact that the development or expansion *Derba-MIDROC Cement Company (2008)* and *Sheraton-Addis (2010)* projects displaced and/or affected about 432 and 3000 households, respectively, in Ethiopia. Likewise, *Gilgel Gibe I-Bedele 230kv Transmission Project* affected 470 households (Ethiopian Electric Power Corporation /EEPCO/, 2010; Ethiopian Press Agency /EPA/, 2010; cited in

Messay and Bekure, 2011). According to the Addis Ababa city administration construction and housing development bureau report (2007), from 2009-2015, 23,633 households are displaced from their usual place of residence.

Table: 2.1: The Number of Displacees in Addis Ababa from 2009-2015

Year	Number of displacees in each year
2009	1,917 households
2010	5,078 households
2011	2,767 households
2012	2, 260 households
2013	663 households
2014	4,089 households
2015	6,859 households
Total	23, 633 households

Source: Document of Addis Ababa city administration urban renewal agency (2015): Unpublished

2.3. Resettlement Policy Framework in Ethiopia

2.3.1. Objective and Scope of the RPF

The use of this Resettlement Policy Framework will be triggered when a proposed ULGDP investment project needs to acquire land and people or property is affected.

The objectives of this Resettlement Policy Framework are to:

- As far as possible ensure that involuntary resettlement and land acquisition is avoided or where it is necessary, is minimized, by exploring all viable alternatives.

- Where involuntary resettlement and land acquisition is unavoidable, resettlement and compensation activities are prepared and implemented by providing sufficient investment resources according to GOE Proclamation and Regulations
- Persons displaced by the ULGDP will be meaningfully consulted.

2.3.2. Ethiopian Compensation and Expropriation Law and Regulations

The ESMF will ensure compliance with the relevant requirements of the laws and regulations of Ethiopia, as described in:

Proclamation No 455/2005 Expropriation of Landholdings for Public Purposes and Payment of Compensation establishes the legal principles and framework for expropriation and compensation.

Council of Ministers Regulations No. 135/2007, on the Payment of Compensation for Property Situated on Landholdings Expropriated for Public Purposes.

Project affected persons (PAPs) means persons who, for reasons of the involuntary taking or voluntary contribution of their land and/or other assets as a result of the ULGDP project investments, suffer direct economic and/or social adverse impacts, regardless of whether or not the said ULGDP investment project caused persons to physically relocate. These people may have their:

- Standard of living adversely affected, whether or not the PAP must move to another location;
- Lawful possession of any house, land or any other fixed or movable asset acquired or possessed, temporarily or permanently, adversely affected;
- Access to productive assets adversely affected, temporarily or permanently; or
- Business, occupation, work or place of residence or habitat adversely affected;

Proclamation 455/2005 which states that a landholder whose holding has been expropriated shall be entitled to payment of compensation for his property situated on the land and for permanent improvements he made to such land.

A landholder: means an individual, government or private organization or any other organ which has legal personality Resettlement Policy Framework MWUD and has lawful possession over the land to be expropriated and owns property situated thereon.

Compensation means payment to be, made in cash or in kind or in both to a person for his property situated on his expropriated land holding. The amount of compensation for property situated on expropriated land shall be determined on the basis of the replacement cost of the property. Compensation payments will be made to displaced persons before physical works commence and the displaced persons property is affected; i.e., during the early stages of implementation of the Resettlement Action Plan or Abbreviated Resettlement Action Plan.

Replacement cost means replacement of assets with an amount sufficient to cover lost assets and related transaction costs as described in the definition for compensation in GOE Federal Proclamations, as follows:

Land: An urban landholder whose holding has been expropriated under the Proclamation shall:

- Be provided with a plot of urban land with access to similar public infrastructure services. ULGs will, as much as possible or feasible, provide land in a similar or neighboring area; and
- Be paid displacement compensation equivalent to the estimated annual rent of the demolished dwelling house or be allowed to reside, free of charge, for one year in a comparable dwelling house owned by the urban administration.

Permanent improvement to land: Compensation for permanent improvement to land shall be equal to the value of capital and labour expended on the land. The cost of removal, transportation and erection shall be paid as compensation for a property that could be relocated and continue its service as before.

Consultation: The RPF seeks to ensure that affected communities are meaningfully consulted, have participated in the planning process.

- Training and capacity building for implementation of this RPF includes sensitization and awareness-raising.

- The compensation among the resettlement programs so far undertaken in the city lacks uniformity in type and magnitude, fails to consider the needs of the displaced (Alebel, 2005; cited in Nesru, 2007). The government appeared not to respect its promises as stated in the legislation paper (Berhanu, 2006; Nesru, 2007).

In the resettlement policy framework of Ethiopia, the compensation policy is confined to restore the material conditions lost through displacement than the non-material conditions and also compensation is often intended not to accurately compensate for economic losses but to permit continued functioning in the new place of residence. In this policy framework the social capital does not compensate like that of the economic capital. But when we see the compensation policy of the developed world, they provide priority for the social capital because they think that if there is stable social capital we can create a number of economic opportunities. The resettlement policy framework does not consist the compensation aspects of renters, wages and sharecroppers.

Generally, the goal is not to improve or at least restore material and non-material conditions reduced or lost as a result of displacement, but to enable people to rebuild their mode of functioning in the territory

2.4. Literature Gap

As it is pointed out by different scholars, for many reasons development induced displacement is not part of migration research. Because of this, more studies are not yet conducted on this area. A research by GebreYntiso (2008) explored the impact of urban development and displacement on low-income households in Addis Ababa. According to Gebre, the process of relocating people from the inner city to new resettlement sites in the outskirts have disrupted the relocates' business ties with customers. Some further work has also been done on displaced people as a result of urban development from Casanchis by BirhanuZelege (2006). Findings show that Chasanchis residents displaced without appropriate planning and involvement of the residents. Eguavoen&Weyni, (2011) also studied rebuilding livelihoods after dam-induced relocation in Koga, Blue Nile basin, and found out that how the compensation process affects the displaced people in rebuilding their livelihood.

A research by AbebeBogale (2010) explore the impact of urban development on the lives of displaced people in Ingibaratown, WestGojjam. Findings show that the most important livelihood assets of peasants are affected by the displacement measures. Land is taken from peasants for the purpose of construction of different offices, technical and vocational training centers, high school and college, hospital, health centers, industrial complexes like spring water factories, hotels and private residential houses. Many peasants are losing land, their home and hearth because of the continuous expansion of the town. The displacement has lead peasants to several risks of basic social and economic rights. These include the right to development and self-determination, the right to participation and the right to livelihood. The government also does not provide adequate compensation for their lost assets to sustain their livelihood.

A research by FrehiwotTekalign (2013) explore the impact of development induced displacement on social capital in Jemmo condominium one (1). Findings show that minimal consideration is given for the social capital or social aspect of the relocated people in the relocation process. This is evident in the post relocation situation of their social life. Social capital of the displaced people has been affected by the relocation program. This can be manifested by its negative impact on social tie or network, norm of reciprocity, trust towards familiars and traditional supportive institutions. People are reportedly leading individualistic way of life and there is no coordination and cooperation for mutual social benefit; the relocation also affected the contact of the community with different institutions. Previously, different institutions and markets were at the center of binding their social network. People were frequently meeting in those places which used to create opportunities to interact and support each other. Except from the religious institutions, the community became far from different entities after the relocation was effected; the findings also revealed that distance among households of the previous social groups is a major challenge the relocated people faced in the process of maintaining the previous social capital. The research findings also revealed that rebuilding social capital (new social world) is one of the coping mechanisms devised by the relocated people even if it takes time to process one with the strength of the previous kind; the findings also indicated the participation of different stakeholders in helping the relocated people to rebuild social capital is minimal. The availability of basic social institutions and social services that are instrumental for the day to day interaction are not giving the intended service and this affected the pace of

social capital formation in the new location. Finally, the findings also show that the rehabilitation program is not inclusive for a reason that it mostly focuses on economic re-establishment.

These and other available studies mainly focus on livelihood rebuilding, compensation, policy frameworks and human right impacts of development induced displacement and its consequence on social capital and experiences to rebuilt it and gave less attention to carried out a study by combining both the economic and social capital. Hence researches that assess the impact of urban renewal induced displacement are expected to play an important role in filling the existing knowledge gap, in terms of understanding the impact of urban renewal induced displacement on lives of displaced people in their economic and social capital. Additionally, the researches that assess the impact of urban renewal induced displacement are expected to show best copying mechanisms of the displaced people without displace from their usual place of the residence by taking the experiences of other developed countries which were not seen by other researchers.

2.5. Theoretical Model of the Study

2.5.1. Impoverishment, Risks and Reconstruction (IRR) Model

The theoretical frameworks have been proposed to explain the economic and social consequences of relocation. Impoverishment of displaced people is the central risk in development caused displacement. Risk is defined by Cernea as the possibility that a certain causes of action will trigger injurious effects, losses and destruction (2004).

Cernea's impoverishment, risks and reconstruction (IRR) model arose in 1990s and aims to identify the impoverishments risk intrinsic to displacement and the process necessary for reconstructing the livelihoods of displacees. According to the IRR model, development-induced displacement may lead to eight forms of socioeconomic risks: unemployment, homelessness, landlessness, marginalization, food insecurity, loss of access to common property, erosion of health status, and social disarticulation, in which five of the risks are economic in nature and whose cumulative effect is the onset of impoverishment (Cernea, 2004). This model captures not only economic but also social and cultural impoverishment, reflecting the fact that displaced people lose natural capital, man-made capital, human capital and social capital.

Cernea's impoverishment, risks and reconstruction (IRR) model for resettling displaced people contains also a guide counteracting the risk and resolving the problems displacement creates.

Planners can use the model as a guide and will identify which risks loom, how they interact, and which to counteract first (Cernea, 1997).

The components of reconstruction are: From landlessness to land based reestablishment, from joblessness to re-employment, from homelessness to house construction, from disarticulation to community reconstruction, from marginalization to social inclusion, from expropriation to restoration of community assets, from food insecurity to adequate nutrition and from increased morbidity to better health care.

The researcher used Cernea's model as a framework for establishing the theoretical argument to check and analyze the impoverishment risks intrinsic to involuntary resettlement operations in the case of YekaAyat 2 condominium.

CHAPTER III

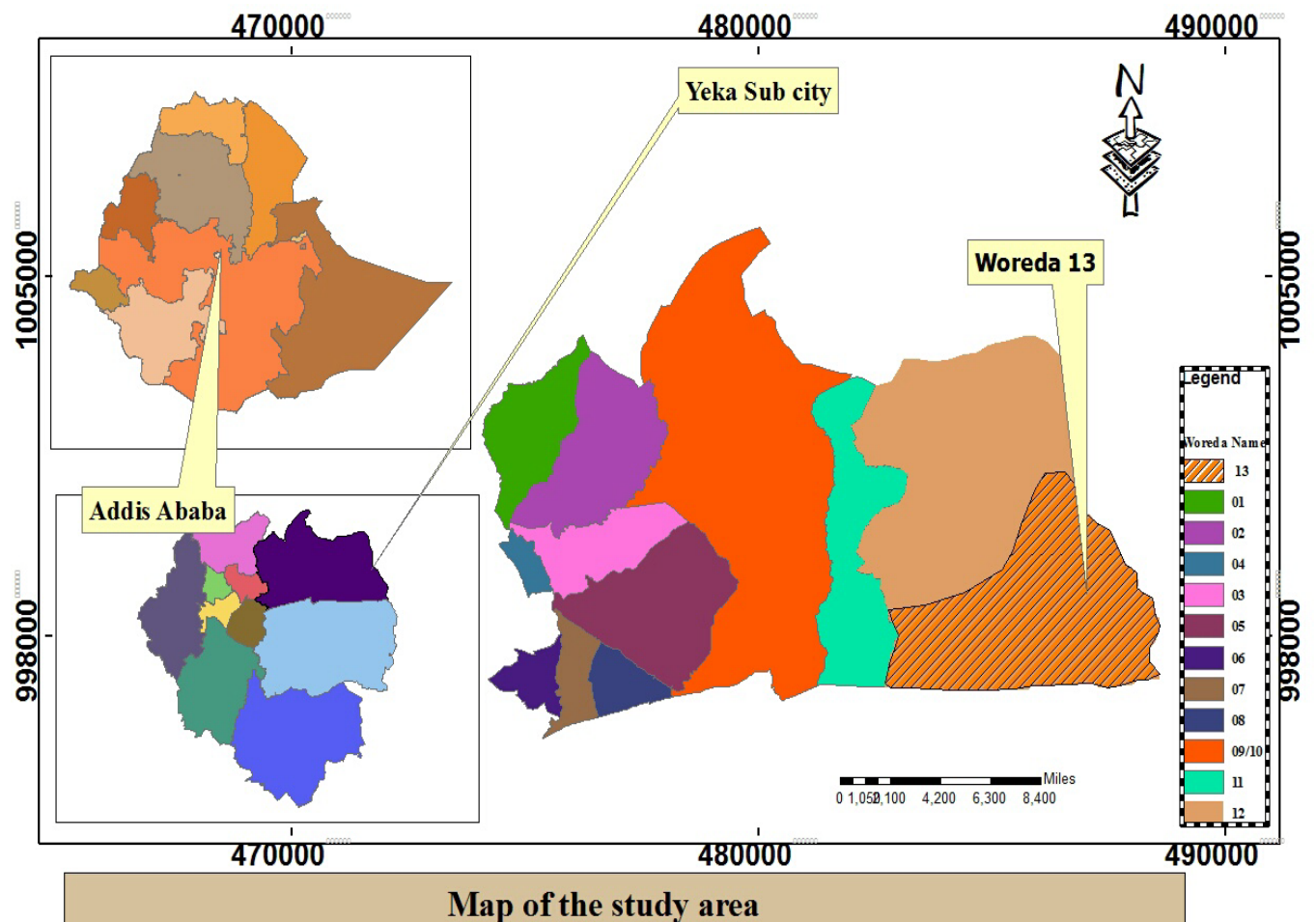
3. GENERAL BACKGROUND AND METHODOLOGY

3.2. Description of the Study Area

3.2.1. Location

Addis Ababa is the capital city of the government of Federal Democratic Republic of Ethiopia. The city serves as social, economic and political Centre for the country. Administratively, the city is a chartered city having three layers of government: city government, sub-city administrations, and district (*Woreda*) administrations. This study will be conducted in Yeka Sub City *Woreda 13* of Addis Ababa.

Fig 1:- Map of the Study Area



The total area of the city is about 526.99km² and the total human population, as of July 2012, was estimated to be 3,041,002 (CSA, 2012). Yeka Sub City sub city is one of the peripheral sub-cities in *Addis Ababa*, which covers a total area of 85.98 km² as of July 2012, the total population of the sub-city was 384,610 (CSA, 2012). The population density of the sub city is 4,475.6 person/ km². The sub-city has a considerable number of agricultural communities and it is one of a rapidly expansion zone of built-up areas.

3.2.2. Topography and Climate

Addis Ababa lies on the dividing line between two of Ethiopia's climatic zones, Dega and Woinadega, which means that it has a natural trading center between two regions, each growing different varieties of flora and fauna. At the virtual center of Ethiopia, it is built near the watershed of the two great drainage systems of Abay and Awash.

3.2.3. Socioeconomic Aspects

The livelihood of urban population is quite diversified, which means different engaged in different economic activities ranging from primary to quinary economic activities. So people in Yeka sub city would not be out of general picture of urban livelihood. These people worshiped different religion such as Orthodox Christian, Protestant, Catholic, Muslim, Adventist and others.

3.3. Data Type and Sources

Data was gathered from two main sources. These are primary and secondary. Primary data was gathered from respondent who were displaced from their original residential area to the new place and urban renewal agency officers. The reason is to get the detailed information related to impacts of urban renewal induced displacement and resettlement as well as the difference between the living condition of displaced people as compared to the living condition in the original area. Urban renewal agency officers was the source of research data because they implement the policy related to urban renewal and the researcher intended to get the background information behind this plan implementation and impacts.

Data which the researcher gathered is of two types. These are qualitative and quantitative. Qualitative data was gathered through interview, questionnaires (open-ended), focus group discussion and observation whereas quantitative data was gathered through questionnaires (close-ended).

Secondary data was gathered from different written materials such as books, internet websites, thesis and researches, magazines, Federal *negaritgazetta* and other related literatures. The reason is to support the relevance and validity of the primary data.

3.4. Research Design and Approaches

This research focuses on the impact of urban renewal induced displacement and resettlement on the lives of displaced peoples in the case of YekaAyat 2 condominium. The research design for this title is descriptive research. This is because descriptive survey research is the type of research that gives the pictorial account of behavior of situation (Best *et al.*, 2005) since the topic of this research studies the internal psychological and physiological impacts of the displaced peoples. In addition to this, Cohen and Manion (1994) elaborated the importance of using descriptive survey as it is the best way of gathering data at a particular point in time with the intention of describing the nature of the existing conditions, or identifying standards against which existing conditions can be compared or determining the relationship that exist between specific events. Descriptive research can be divided into six as historical studies, survey studies, correlation studies, observation studies and case studies. Of which the researcher employed case study since the target population and areas are already identified. Case study is the method of exploring and analyzing the life or functioning of a social or economic unit, such as a person, a family, a community, an institution, a firm or an industry. The objective of a case study method is to examine the factors that cause the behavioral patterns of a given unit and its relationship with the environment (Kothari, 2004).

In addition, mixed method (both qualitative and quantitative method) was used for the sake of getting real pictorial account of the problem. According to Dornyei (2007, pp.48) mixed method approach incorporate the combined use of both qualitative and quantitative methods with a view to offering the best outcome from both methods.

3.5. Sampling Techniques and Sample Size Determination

This research was conducted at YekaAyat 2 condominium at Yeka sub-city woreda 13. There are 258 displaced residents from DejazmachWubie, Arada sub-city to this site. The researcher decided to target on those 258 households which were economically and socially deprived peoples because of this area resettlement. So, the researcher decided to take the sample from the

whole population. This is because, usually, however, for reasons of cost and time, survey researchers will only obtain information for part of it, referred to as a sample of the population. There may be several different samples selected, one for each stage of a multi-stage sample (Lavrakas, 2008).

Among the two sampling techniques i.e. probability sampling and non-probability sampling, the researcher used both sampling techniques. This was done because of filling information gap and getting adequate data. According to Gay and *et al* (2003), the sample of 10% to 20% of the target population is often used in descriptive research for the large population. So that the researcher selected 52 peoples (20%) through systematic sampling as shown below;

$$n^{\text{th}} \text{ term} = \frac{\text{total population}}{\text{required number of sample}}$$

$$n^{\text{th}} \text{ term} = \frac{258}{52} = 4.96 = \text{approximately } 5$$

According to the above formula every 5th household was selected after total population was arranged alphabetically in ascending order. The sequence was 1, 5, 10, 15..... etc. The researcher selected systematic sampling because the population is large and they have not known characteristics. Additionally, there are 15 urban renewal officers in city administration and all of them were taken purposively. As Waliman (2006) states that Systematic sampling is an alternative to random sampling and can be used when the population is very large and have not known characteristics.

In addition to the above estimated sample size Carvalho (1984, cited in Malhorta *et al.*, 2007), there is standard of determining the number of sample size as shown in the following table;

Table 3.1: Sample Size Determination Standard

Sample frame	Sample standard		
	Low	Medium	High
51-90	5	13	20
91-150	8	20	32
151-280	13	32	50
281-500	20	50	80
501-1200	32	80	125
1201-3200	50	125	200
3201-10000	80	200	315
10001-35000	125	315	500
35001-150000	200	500	800

Source: Malhorta and *et al* (2007), Marketing Research: An Applied Research

From the above table it is possible to generalize that the sample size determination according to Gay and Airasion and Carvalho is approximately similar. So the researcher was guided by these standards to select sample size of target population.

Generally, through both methods 67 respondents would be needed for data collection.

3.6. Tools of Data Collection

It is evident that any research is based on data which can be gathered through different tools. The quality of research finding is highly influenced by the reliability of data and efficiency of data gathering tools. The same is true for this research. Data related to impacts of urban renewal induced displacement and resettlement on the lives of displaced was gathered through questionnaires, interview, focus group discussion and observation.

Questionnaires

Questionnaires are the most important data gathering tool in this research. This method of data collection is quite popular, particularly in case of big enquiries. It is being adopted by private individuals, research workers, private and public organizations and even by governments (Kothari, 2004). The researcher has prepared both closed ended and open ended questions for the respondents in written forms. In case, if there are respondents who cannot read and write, the researcher has been read the questionnaires orally and writes their responses in the questionnaire paper. Additionally the questionnaires were prepared both in Amharic and English version to get reliable data from the respondents. Why the researcher chooses this method is due to there is low cost even when the universe is large and is widely spread geographically, it is free from the bias of the interviewer; answers are in respondents' own words, respondents have adequate time to give well thought out answers, respondents, who are not easily approachable, can also be reached conveniently and large samples can be made use of and thus the results can be made more dependable and reliable (Kothari, 2004). Close-ended questionnaire is used to generate statistics in quantitative research (Dawson, 2007). All 67 respondents were participated in the questionnaires.

Interview

It is the second tools of gathering data when data gathered through questionnaire is not satisfying and need some personal elaboration. The researcher has used structured interview checklist and recorded their response through electronic multimedia. Finally their responses were organized and analyzed qualitatively. Why the researcher use this method is to get more information and that too in greater depth can be obtained, interviewer by his own skill can overcome the resistance, if any, of the respondents; the interview method can be made to yield an almost perfect sample of the general population, there is greater flexibility under this method as the opportunity to restructure questions is always there, especially in case of unstructured interviews, observation method can as well be applied to recording verbal answers to various questions, personal information can as well be obtained easily under this method, samples can be controlled more effectively as there arises no difficulty of the missing returns; non-response generally remains very low and the interviewer can usually control which person(s) will answer the questions (Kothari, 2004).

Focus Group Discussion

The researcher held the focus group discussion from the selected samples to get some additional ideas. Focus group discussion is very important to get recommending ideas and possible solution for any problem. But since this research is basic and descriptive, the research planned to hold focus group discussion to get awareness about the severity of problem and detailed data related to the research title. As Dawson (2007) states that using group discussion as a method enables the researcher to receive a wide range of responses during one meeting, participants can ask questions of each other, lessening impact of researcher bias, helps people to remember issues they might otherwise have forgotten, helps participants to overcome inhibitions, especially if they know other people in the group, the group effect is a useful resource in data analysis and participant interaction is useful to analyze. Based on the above justification the researcher arranged the discussion panel and invites the displaced residents from their original homelands in the separate day from questionnaires distribution.

Observation

In addition to the aforementioned tools the researcher has written what he observed in his daily memo (diaries) related to the impact of urban renewal induced displacement and resettlement on the lives of displaced people. This is important to solve some data contradiction. The reason why the researcher use observation is subjective bias is eliminated, if observation is done accurately, the information obtained under this method relates to what is currently happening; it is not complicated by either the past behavior or future intentions or attitudes, this method is independent of respondents' willingness to respond and as such is relatively less demanding of active cooperation on the part of respondents as happens to be the case in the interview or the questionnaire method. This method is particularly suitable in studies which deal with subjects (i.e., respondents) who are not capable of giving verbal reports of their feelings for one reason or the other (Kothari, 2004).

3.7. Techniques of Data Analysis

Data gathered from interview, questionnaires, observation and focus group discussion were analyzed in two major ways. Those are qualitatively and quantitatively.

Respondents were give non-quantifiable data through interview, open ended questionnaires, observation and focus group discussion. These responses were composed, organized and analyzed in words (narration). But data gathered through close ended questionnaires were analyzed in quantitative (numerical ways).

While analyzing quantitative data SPSS (statistical Packages for Social Science) version 20.0 was employed. Then, the analyzed data was presented in tables as well as there is word analysis under each table. Finally based on results interpretation was done, conclusion and recommendation were drawn.

CHAPTER FOUR

4. DATA ANALYSIS AND DISCUSSION

4.1. Introduction

This chapter deals with the analysis of data gathered from the respondents through questionnaires, interview and observation. As it was discussed in chapter three, the researcher has collected data related with urban renewal induced displacement and resettlement on the economic and social life of displaced people from Dejachwubie to YekaAyat 2 was collected from displacees and urban renewal officers. Data gathered from those sources were analyzed by frequency, percentage and correlation if it is necessary. The final outputs of the result were presented in tabular form and graphs, and under each table and graph it is analyzed by word.

4.2. Personal Data of Respondents

Table 4.1: Personal Data of the Respondents

		<i>Categories of respondents</i>					
		<i>Displacees</i>		<i>Urban renewal officers</i>		<i>Total</i>	
		<i>(f)</i>	<i>Percent</i>	<i>(f)</i>	<i>Percent</i>	<i>(f)</i>	<i>Percent</i>
Sex	Male	19	36.5	13	86.7	32	47.8
	Female	33	63.5	2	13.3	35	52
	Total	52	100	15	100	67	100
Age	Less than 25	2	3.8	-	-	2	3
	25- 35	11	21.2	10	66.7	21	31.3
	36-46	8	15.4	3	20	11	16.4
	46-56	18	34.6	2	13.3	20	29.9
	>56	13	25	-	-	13	19.4
	Total	52	100	15	100	67	100
Marital Status	Single	7	13.5	-	-	7	10.4
	Married	31	59.6	15	100	46	68
	Divorced	6	11.5	-	-	6	9
	Widowed	8	15.4	-	-	8	11.9
	Total	52	100.0	15	100	67	100
Educational Status	Illiterate	2	3.8	-	-	2	3
	Elementary level	26	50	-	-	26	38.8
	High school level	15	28.8	-	-	15	22.4
	Certificate	-	-	-	-	-	-
	Diploma (TVET)	1	1.9	-	-	1	1.5
	Degree	6	11.5	11	73.3	17	25.4
	Masters	2	3.8	4	26.7	6	9
	PhD and above	-	-	-	-	-	-
Total	52	100	15	100	67	100	

According to table 4.1, of 52(100%) displacees respondents 19(36.5%) were males and 33(63.5%) were females and of 15(100%) Urban renewal officers respondents, 13(86.7%) were males and 2(13.3%) were females. Totally the researcher has collected data from 32(47.8%) male respondents and 35(52.2%) female respondents.

Regarding age, of 52(100%) displacees, 2(3.8%) were below 25 years old, 11(21.2%) were between 25-35 years old, 8(15.4%) were between 36-46 years old, 18(34.6%) were in between 46-56 years and 13(25%) were above the age of 56 years old. In addition to displacees, of 15 (100%) urban renewal officers, 10(66.7%) were in between the age 25-35 years old, 3(20%) were in between 36-46 years old and 2(13.3%) were in between 46-56 years old. Generally of total 67(100%) respondents, 2(3%) were less than 25 years old, 21(31.3%) in between 25-35 years old, 11(16.4%) were in between 36-46 years old, 20(29.9%) were in between 46-56 years old and 13(19.4%) were above the age of 56.

As it was shown in the above table, of 52(100%) displacees, 7(13.5%) were single, 31(59.6%) were married, 6(11.5%) were divorced and 8(15.4%) were widowed. All 15(100%) urban renewal officers were married. Totally, of 67 (100%) respondents, 7(10.4%) of them were single, 46(68.7%) were married, 6(9%) of them were divorced and 8(11.9%) were widowed.

In terms of educational status, of 52(100%) displacees, 2(3.8%) were illiterate, 26(50%) of them were at elementary level, 15(28.8%) learned up to high school level, 1(1.9%) was achieved diploma, 6(11.5%) were degree holders, 2(3.8%) were Masters Holders and none of them achieved PhD and certificate. On behalf of urban renewal officers, 11(73.3%) were degree holders and 4(26.7%) of them were Masters Holders. Generally, of 67(100%) respondents, 2(3%) were illiterate, 26(38.8%) were at elementary level, 15(22.4%) were at high school level, 1(1.5%) was diploma holder, 17(25.4%) of them were Degree Holders, 6(9%) were achieved up to Masters Level.

Table 4.2: Job Status of Displacees

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		(f)	Percent	(f)	Percent	(f)	Percent
Job before displacement		-	-	15	100	15	22.4
	NGO	2	3.8	-	-	2	3
	Government	5	9.6	-	-	5	7.5
	Private	25	48.1	-	-	25	37.3
	unemployed	17	32.7	-	-	17	25.4
	Other	-	-	-	-	-	-
	Pension	3	5.8	-	-	3	4.5
	Total	52	100	15	100	67	100
Job after displacement		-	-	15	100	15	22.4
	NGO	2	3.8	-	-	2	3
	Government	3	5.8	-	-	3	4.5
	Private	11	21.2	-	-	11	16.4
	unemployed	32	61.5	-	-	32	47.8
	Other	-	-	-	-	-	-
	Pension	4	7.7	-	-	4	6
	Total	52	100	15	100	67	100

From table 4.2, of 52(100%) respondents, 2(3.8%) were NGO employees, 5(9.6%) were government workers, 25(48.1%) were private workers, 17(32.7%) were not employed and 3(5.8%) of them were retired by pensions before displacement. After displacement from 52(100%) respondents 2(3.8%) were NGO employees, 3(5.8%) were government employees, 11(21.2%) were private workers, 32(61.5%) were not employed and 4(7.7%) were pensions.

From table 4.2, the researcher found that, among the respondent who had worked in original area, some of them have lost their job because of transport problems, inadequate working place and being strange to destination place. So, it is possible to conclude that, the number of jobless people increased at destination area just after displacement. According to Cernea (2004), development-induced displacement may lead to unemployment, homelessness, landlessness, marginalization, food insecurity, loss of access to common property, erosion of health status, and social disarticulation, in which five of the risks are economic in nature and whose cumulative effect is the onset of impoverishment.

Table 4.3: Household Size of Displacees

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		(<i>f</i>)	Percent	(<i>f</i>)	Percent	(<i>f</i>)	Percent
Household Size		-	-	-	-	-	-
	1-4	22	42.3	-	-	22	42.3
	5-9	26	50	-	-	26	50
	10-14	4	7.7	-	-	4	7.7
	Total	52	100	15	100	67	100

From table 4.3, of 52(100%) respondents, 22(42.3%) had 1-4 family size, 26(50%) had 5-9 family size and 4(7.7%) of them had 10-14 family size. From this it is possible to conclude that most of the respondents manage more than four family members.

Table 4.4: Living Standards of the Displacees

		Categories of respondents(displacees)	
		<i>f</i>	percent
Living standard is in the place of resettlement	worse	19	36.5
	Low	13	25
	Medium	20	38.5
	High	-	-
	Very High	-	-
	Total	52	100

From table 4.4, of 52(100%) displacees respondents, 19(36.5%) replied that their living standard is worse in the place of resettlement, 13(25%) of them their living standard is low and 20(38.5%) of the respondents replied that their living standard is medium.

Even one of the respondents said that, “*To be dead and buried is much better than walking dead.*” From this point of view it is possible to infer that, displacees were ceded from origin area where the living standard is better to the place of destination where the living standard is worse.

Table 4.5: Problems Faced

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		(f)	Percent	(f)	Percent	(f)	Percent
Problems faced at the resettlement area	Financial problems	2	3.8	1	6.7	3	4.5
	1, 4	1	1.9	-	-	1	1.5
	1,2,3,4	10	19.2	-	-	10	14.9
	1,3,4,6	2	3.8	-	-	2	3
	All except inadequate housing	7	13.5	-	-	7	10.4
	Lack of shopping center	-	-	-	-	-	-
	2,3,4,6	2	3.8	-	-	2	3
	2,4,7	1	1.9	-	-	1	1.5
	Joblessness	-	-	1	6.7	1	1.5
	Transport cost	-	-	-	-	-	-
	Inadequate housing	-	-	4	26.7	4	6
	Lack of adequate working space	-	-	1	6.7	1	1.5
	Unaffordability of condominium price	-	-	4	26.7	4	6
	Others	-	-	-	-	-	-
	All	27	51.9	4	26.7	31	46.3
Total	52	100	15	100	67	100	

From table 4.5, of 52(100%) displacees, 2(3.8%) were faced by financial problems, 1(1.9%) of them was faced by financial problems and transport cost, 10(19.2%) of them were faced by financial problems, lack of shopping center, joblessness and transport cost, 2(3.8%) of them were faced by financial problems, joblessness, transport cost and lack of adequate working space, 7(13.5%) of them were faced by financial problems, lack of shopping center, joblessness and transport cost, lack of adequate working space and unaffordability of condominium price, 2(3.8%) of was faced by lack of shopping center, joblessness, transport cost and lack of adequate working space, 1(1.9%) of them was faced by lack of shopping center, transport cost and

Unaffordability of condominium price and 27(51.9%) of them were faced by financial problems, lack of shopping center, joblessness and transport cost, lack of adequate working space, unaffordability of condominium price and inadequate housing.

From 15(100%) urban renewal officer respondents, 1(6.7%) were faced by financial problems, 1(6.7%) were faced by joblessness, 4(26.7%) were faced by inadequate housing, 1(6.7%) were faced by lack of adequate working space, 4(26.7%) were faced by unaffordability of condominium price and 4(26.7%) were faced by financial problems, lack of shopping center, joblessness and transport cost, lack of adequate working space, unaffordability of condominium price and inadequate housing.

Generally, of 67(100%) respondents, 3(4.5%) were faced by financial problems, 1(1.5%) of them were faced by financial problems and transport cost, 10(14.9%) of them were faced by financial problems, lack of shopping center, joblessness and transport cost, 2(3%) of them were faced by financial problems, joblessness, transport cost and lack of adequate working space, 7(10.4%) of them were faced by financial problems, lack of shopping center, joblessness and transport cost, lack of adequate working space and unaffordability of condominium price, 2(3%) of was faced by lack of shopping center, joblessness, transport cost and lack of adequate working space, 1(1.5%) of them were faced by lack of shopping center, transport cost and Unaffordability of condominium price, 1(1.5%) were faced by joblessness, 4(6%) were faced by inadequate housing and 31(46.3%) were faced financial problems, lack of shopping center, joblessness and transport cost, lack of adequate working space, unaffordability of condominium price and inadequate housing.

In addition to that, data gathered from interview shows immediately during the time displacement and after resettlement, the displacees were faced by several challenges such as sub-standard house, shopping center, condominium price, transport, additional cost of furnishing and finishing (from 47,000 to 129,000 birr), mill, police station, street light and etc....

The finding of this study shows that, all the aforementioned problems exist at destination area because most of the respondents have replied in such manner.

Table 4.6: Action of Government to Solve the Problem of Displacees

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		(f)	Perce nt	(f)	Perce nt	(f)	Perce nt
Action of government officers to solve the problems around resettlement areas	Providing credit services	-	-	1	6.7	1	1.5
	Creating job opportunities	-	-	2	13.3	2	3
	providing adequate housing and furnishing it	1	1.9	1	6.7	2	3
	Making condominium affordable	1	1.9	-	-	1	1.5
	Making transport infrastructure accessible	-	-	3	20	3	4.5
	Differentiating residential and commercial centers	-	-	-	-	-	-
	All	8	15.4	3	20	11	16.4
	Others	-	-	-	-	-	-
	None	42	80.8	5	33.3	47	70.1
	Total	52	100	15	100	67	100

From table 4.6, 52(100%) displacees respondents, 1(1.9%) of them replied providing adequate housing and furnishing it, 1(1.9%) were making the condominium monthly payment affordable and 8(15.4%) were providing credit services, creating job opportunities, making the condominium monthly payment affordable, making transport infrastructure accessible and differentiating residential and commercial centers and 42(80.8%) of them replied no measures has been taken to solve the existing problem. Of 15(100%) urban renewal officer respondents 1(6.7%) respond providing credit services, 2(13.3%) were creating job opportunities, 1(6.7%) of them providing adequate housing and furnishing it, 3(20%) of them making transport infrastructure accessible, 3(20%) of them providing credit services, creating job opportunities, making the condominium monthly payment affordable, making transport infrastructure accessible and differentiating residential and commercial centers and 5(33.3%) no measures has been taken to solve the existing problem in the resettlements area.

Generally, of 67(%) of the respondents, 1(1.5%) of them replied providing adequate housing and furnishing it, 2(3%) were replied creating job opportunities, 2(3%) of them providing adequate housing and furnishing it, 1(1.5%) Making the condominium monthly payment affordable, 3(4.5%) Making transport infrastructure accessible, 11(16.4%) providing credit services, creating job opportunities, making the condominium monthly payment affordable, making transport

infrastructure accessible and differentiating residential and commercial centers and 47(70.1%) no measures has been taken to solve the existing problem in the resettlements area. From this research, the researcher concluded that, government hasn't been taken any measurement to solve the problems which exist in the place of resettlement.

In urban renewal and reconstruction, the government has to give priority for the people than displacing and putting residents into trouble as well to change the life of people. The reconstruction and renewal as well as resettlement must at least match with the original way of life. Similarly, Cernea (2004) stated that reconstruction of urban must change the displacees from landlessness to land based reestablishment, from joblessness to re-employment, from homelessness to house construction, from disarticulation to community reconstruction, from marginalization to social inclusion, from expropriation to restoration of community assets, from food insecurity to adequate nutrition and from increased morbidity to better health care.

Table 4.7: Social and Neighborhoods Status of Displacees in Place of Resettlement

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		(f)	Percent	(f)	Percent	(f)	Percent
Exercise of all social and neighborhood activities of society as they have been exercising at their original place so far?	Yes	-	-	3	20	3	4.5
	No	52	100	4	26.7	56	83.6
	Not Sure	-	-	8	53.3	8	11.9
	Total	52	100	15	100	67	100

From table 4.7, of 52(100%) displacees respondents, 52(100%) replied as they are not exercising all social and neighborhood activities of society as they have been exercised at their original place so far. Of 15(100%) urban renewal officers, 3(20%) of the respondents respond as they are exercising all social and neighborhood activities of society as they have been exercised at their original place so far, 4(26.7%) of them replied as they are not exercising all social and neighborhood activities of society as they have been exercised at their original place so far and 8(53.3%) of them were not sure whether they are exercising all social and neighborhood activities of society as they have been exercised at their original place so far or not. Generally, of 67(100) respondents, 3(4.5%) respond of the respondents respond as they are exercising all

social and neighborhood activities of society as they have been exercised at their original place so far, 56(83.3%) of them replied as they are not exercising all social and neighborhood activities of society as they have been exercised at their original place so far and 8(11.9%) of them were not sure whether they exercise all social and neighborhood activities of society as they have been exercised at their original place so far or not. But data gathered from interview illustrates that, there is no any social activity which carried out in the place of resettlement even the families that live on the same building and corridor do not know each other well.

Totally, most of the respondents are not exercising all social and neighborhood activities such as *Edir*, *Ekub* and others right now at destination areas as they exercised at DejachWubie. Literatures added that, destruction of existing social and community networks, expulsion of vulnerable groups and generation of adverse impacts on environments are shortcomings of urban renewal practices (Grace, 2008).

Table 4.8: Reasons for the Destruction of Social and Neighborhood of the Displacees

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		(f)	Percent	(f)	Percent	(f)	Percent
Reason for lack of neighbor and social activities of displacees	2, 3	1	1.9	-	-	1	1.5
	Problem of knowing each other	-	-	4	26.7	4	6
	1,2,3,4,	2	3.8	-	-	2	3
	1,2,3,5,	6	11.5	-	-	6	9
	1,2,3,6	1	1.9	-	-	1	1.5
	1,2,5	1	1.9	-	-	1	1.5
	1,2,5,6	1	1.9	-	-	1	1.5
	1,2,6	1	1.9	-	-	1	1.5
	Departure from previous neighborhoods	1	1.9	11	73.3	12	17.9
	Inconvenience of building design for this purpose	-	-	-	-	-	-
	Personal problem	-	-	-	-	-	-
	Economic imbalance	-	-	-	-	-	-
	Fear	-	-	-	-	-	-
	Others	-	-	-	-	-	-
	All	38	73	-	-	38	56.7
Total	52	100	15	100	67	100	

From table 4.8, of 52(100%) displacees respondents, 1(1.9%) replied problem of knowing each other and inconvenience of building design were reasons for lack of neighbor and social activities of displacees, 2(3.8%) responded that, problem of knowing each other, departure from previous neighborhoods, inconvenience of building design and personal problem were reasons for lack of neighbor and social activities of displacees, 6(11.5%) responded that problem of knowing each other, departure from previous neighborhoods, inconvenience of building design for this purpose and economic imbalance were reasons for lack of neighbor and social activities of displacees, 1(1.9%) responded that problem of knowing each other, departure from previous neighborhoods, inconvenience of building design and fear were reasons for lack of neighbor and social activities of displacees, 1(1.9%) responded that problem of knowing each other, departure from previous neighborhoods and economic imbalance were reasons for lack of neighbor and social activities of displacees, 1(1.9%) responded that problem of knowing each other, departure from previous neighborhoods, economic imbalance and fear were reasons for lack of neighbor and social activities of displacees, 1(1.9%) responded that problem of knowing each other, departure from previous neighborhoods and fear were reasons for lack of neighbor and social activities of displacees, 1(1.9%) responded that departure from previous neighborhoods was a reason for lack of neighbor and social activities of displacees and 38(73%) responded that problem of knowing each other, departure from previous neighborhoods, inconvenience of building design for this purpose, personal problem, economic imbalance and fear were reasons for lack of neighbor and social activities of displacees.

From 15(100%) urban renewal officer respondents, 4(26.7%) of the respondents responded that problem of knowing each other was a reason for lack of neighbor and social activities of displacees and 11(73.3%) of them responded that departure from previous neighborhoods was a reason for lack of neighbor and social activities of displacees.

Generally, from 67(100%) respondents, 1(1.5%) responded that problem of knowing each other and Inconvenience of building design were the reasons for lack of neighbor and social activities of displacees, 4(6%) responded that problem of knowing each other was a reason for lack of neighbor and social activities of displacees, 2(3%) responded that problem of knowing each other, departure from previous neighborhoods, inconvenience of building design for this purpose and personal problem were reasons for lack of neighbor and social activities of displacees, 6(9%)

responded that problem of knowing each other, departure from previous neighborhoods, inconvenience of building design and economic imbalance were reasons for lack of neighbor and social activities of displacees, 1(1.5%) responded that problem of knowing each other, departure from previous neighborhoods, inconvenience of building design and fear were reasons for lack of neighbor and social activities of displacees, 1(1.5%) responded that problem of knowing each other, departure from previous neighborhoods and economic imbalance were reasons for lack of neighbor and social activities of displacees, 1(1.5%) responded that problem of knowing each other, departure from previous neighborhoods, economic imbalance and fear were reasons for lack of neighbor and social activities of displacees, 1(1.5%) responded that problem of knowing each other, departure from previous neighborhoods and fear were reasons for lack of neighbor and social activities of displacees, 12(17.9%) responded that departure from previous neighborhoods was a reason for lack of neighbor and social activities of displacees and 38(57.7%) respond problem of knowing each other, departure from previous neighborhoods, inconvenience of building design, personal problem, economic imbalance and fear were reasons for lack of neighbor and social activities of displacees.

Interviewees also stressed that being strange to the resettlement site and departure from previous neighborhoods prevented them from having social and neighborhood ties. Finally, the researcher concluded that problem of knowing each other, departure from previous neighborhoods, inconvenience of building design for this purpose, economic imbalance and fear prohibited them from having all social interaction. But currently, they are in the way to reconstruct it.

Table 4.9: Infrastructures Availability in the Destination Area

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		(f)	Percent	(f)	Percent	(f)	Percent
Infrastructures available in the destination area	Electricity	-	-	-	-	-	-
	1,2	47	90.4	-	-	47	70.2
	1,2,3,4	1	1.9	-	-	1	1.5
	1,2,3,4,	1	1.9	-	-	1	1.5
	1,2,4,	2	3.8	-	-	2	3
	1.2.4	1	1.9	-	-	1	1.5
	Water Supply	-	-	-	-	-	-
	School	-	-	-	-	-	-
	Health Services	-	-	-	-	-	-
	Road	-	-	-	-	-	-
	Communication Facilities	-	-	-	-	-	-
	All	-	-	15	100	15	22.4
	None	-	-	-	-	-	-
	Others	-	-	-	-	--	-
	Total	52	100	15	100	67	100

From table 4.9, of 52(100%) displacees respondents, 47(90.4%) responded that electricity and water supply were available in the destination area, 2(3.8%) replied that electricity, water supply, school and health services were available in the destination area and 3(5.7%) responded that electricity, water supply and health services were available in the destination area. From 15(100%) urban renewal officer respondents, 15(100%) responded that all infrastructures such as electricity, water supply, school, health services, road and communication facilities were available in the destination area.

Generally, from 67(100%) respondents, 47(70.2%) responded that electricity and water supply were available in the destination area, 2(3%) responded that electricity, water supply, school and health services were available in the destination area, 3(4.5%) responded that electricity, water supply and health services were available in the destination area and 15(22.4%) responded that all infrastructures such as replied electricity, water supply, school, health services, road and communication facilities were available in the destination area.

In addition to this, interviewees stressed the availability of electricity and water supply immediately at the arrival of destination place. But other infrastructures are not fulfilled still now and displacees are forced to travel a long distance to get access to basic infrastructures such as schools, banking, communication services and mill.

Generally the finding to this research shows that except electricity and water supply, all the remaining basic infrastructures are at infant stage.

Table 4.10: Conditions that made Displacees Uncomfortable in the Resettlement Area

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		(f)	Percent	(f)	Percent	(f)	Percent
Conditions that made displacees uncomfortable about living in this resettlement area	Being strange in this area	-	-	7	46.7	7	10.4
	Lack of sustainable economic opportunities	-	-	2	13.3	2	3
	Deficiencies of social infrastructures	-	-	1	6.7	1	1.5
	3,4	1	1.9	-	-	1	1.5
	Problems in coordination with government officials	-	-	2	13.3	2	3
	Lack of support from government and other high level officials	-	-	1	6.7	1	1.5
	Crime	-	-	-	-	-	-
	Lack of freedom as we had in the place of origin	-	-	-	-	-	-
	Others	-	-	-	-	-	-
	All	51	98.1	2	13.3	53	79.1
Total	52	100	15	100	67	100	

From table 4.10, of 52(100%) displacees respondents, 1(1.9%) responded deficiencies of social infrastructures and problems in coordination with government officials were conditions that made displacees uncomfortable about living in this resettlement area, 51(98.1%) responded being strange in this area, lack of sustainable economic opportunities, deficiencies of social infrastructures, problems in coordination with government officials, lack of support from government and other high level officials, crime and Lack of freedom as we had in the place of

origin were conditions that made displacees uncomfortable living in this resettlement area. Of 15(100%) urban renewal respondents, 7(46.7%) responded being strange in this area was a condition that made displacees uncomfortable living in this resettlement area, 2(13.3%) responded that lack of sustainable economic opportunities was a condition that made displacees uncomfortable living in this resettlement area, 1(6.7%) responded that lack of support from government and other high level officials was a condition that made displacees uncomfortable living in this resettlement area and 2(13.3%) responded that being strange in this area, lack of sustainable economic opportunities, deficiencies of social infrastructures, problems in coordination with government officials, lack of support from government and other high level officials, crime and Lack of freedom as we had in the place of origin were conditions that made displacees uncomfortable living in this resettlement area.

Generally, of 67(100%) respondents, 7(10.4%) responded that being strange in this area was a condition that made displacees uncomfortable living in this resettlement area, 2(3%) responded that lack of sustainable economic opportunities was a condition that made displacees uncomfortable living in this resettlement area, 1(1.5%) responded that deficiencies of social infrastructures and problems in coordination with government officials were conditions that made displacees uncomfortable living in this resettlement area, 1(1.5%) responded that lack of support from government and other high level officials was a condition that made displacees uncomfortable living in this resettlement area and 53(79.1%) responded that being strange in this area, lack of sustainable economic opportunities, deficiencies of social infrastructures, problems in coordination with government officials, lack of support from government and other high level officials, crime and Lack of freedom as we had in the place of origin were conditions that made displacees uncomfortable living in this resettlement area.

Generalization from table 4.10 and interview data shows that, all aforementioned problems made uncomfortable in the resettlement site.

Table 4.11: Commitment on the Side of Government

		Categories of respondents(displacees)	
		(f)	percent
Government officials have paid great attention and care in moving you from your previous residence	yes	-	-
	No	52	100
	Total	52	100

From table 4.11, of 52(100%) displacees' respondents, all 52(100%) respondents responded that there were no commitments on the part of the government officials on moving them from their previous homesteads.

Generally, of 52(100%) respondents responded that there was no commitments on the part of the government officials on moving them from their previous residence.

In addition to this, interview data show that there was no any commitment and initiation given in displacees from the government except giving 11,000 birr for transport (this birr was given after displacees occupied the destination area and it is the birr which will be repaid). From this the researcher deduced that, there was no any commitment on behalf of the government for displacees.

Most of the respondents responded that, quality house, good residential area, reasonable compensation, available infrastructures were expectations of the displacees before displacement. But some of the respondents replied that, anxiety, substandard house and additional expense for furnishing the new house and unaffordable condominium price are expectations of the displacees before displacement.

Table 4.12: Voluntariness of Displacees from their Original Homestead

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		(f)	Percent	(f)	Percent	(f)	Percent
Voluntariness of displacees from their original homestead	Yes	3	5.8	-	-	3	4.5
	No	49	94.2	15	100	64	95.5
	Total	52	100	15	100	67	100

From table 4.12, 52(100%) displacees respondents, 3(5.8%) replied that, they were voluntary to displace from their original homestead and 49(94.2%) responded that, they were not voluntary to displace from their original homestead. From 15(100%) urban renewal officer respondents, 15(100%) responded that they were not voluntary to displace from their original homestead. In addition to above table, respondents were not voluntary to leave their original homestead as data gathered via interview revealed. So, it is possible to argue that displacees were forced by the government to be relocated.

Table 4.13: Reason for Voluntarily Displaced from their Original Homestead

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		(f)	Percent	(f)	Percent	(f)	Percent
Reason for voluntarily displaced from their original homestead	Low living standard in origin area	-	-	-	-	-	-
	1,2,3,5	2	3.8	-	-	2	3
	Desire of living in new areas	-	-	-	-	-	-
	Better living condition in destination area	-	-	14	93.3	14	20.9
	Family problem	-	-	-	-	-	-
	Better social infrastructures in destination area	-	-	1	6.7	1	1.5
	No motives	49	94.2	-	-	49	73.1
	Others	-	-	-	-	-	-
	All	1	1.9	-	-	1	1.5
	Total	52	100	15	100	67	100

From table 4.13, of 52(100%) displacees respondents, 2(3.8%) responded that low living standard in origin area, desire of living in new areas, better living condition in destination area and better social infrastructures in destination area were reasons for voluntarily displaced from their original homestead, 49(94.2%) responded that no motives to displaced from their original homestead and 1(1.9%) responded that low living standard in origin area, desire of living in new areas, better living condition in destination area, family problem and better social infrastructures in destination area were reasons for voluntarily displaced from their original homestead. Of 15(100%) urban renewal officer respondents, 14(93.3%) responded that better living condition in destination area was a reason for voluntarily displaced from their original homestead and 1(6.7%) responded that better social infrastructures in destination area was a reason for voluntarily displaced from their original homestead. Generally, of 67(100%) respondents, 2(3%) responded that low living standard in origin area, desire of living in new areas, better living condition in destination area and better social infrastructures in destination area were reasons for voluntarily displaced from their original homestead, 14(20.9%) responded that better living condition in destination area was a reason for voluntarily displaced from their original homestead, 1(1.5%) responded that better social infrastructures in destination area was a reason for voluntarily displaced from their original homestead, 49(73.1%) respond that no motives to displaced from their original homestead and 1(1.5%) responded that low living standard in origin area, desire of living in new areas, better living condition in destination area, family problem and better social infrastructures in destination area were reasons for voluntarily displaced from their original homestead. Generally, based on the data gathered through questionnaires and interview, the researcher concluded that, most displacees had no motive to move away from their original homestead in to the resettlement area and it is a forced type of migration. This type of migration has multifaceted social, economic, political and psychological problems. According to Siddiqui (2015), forced displacement is described as dislocation of people from their native place and region. It often intensifies rather than mitigates economic insecurity, helplessness and alienation. This could mean loss of economic livelihoods and communities.

Table 4.14: Reason to Resist the Move from DejjachWubie to YekaAyat 2

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		(f)	Percent	(f)	Percent	(f)	Percent
reasons to resist the move from DejjachWubie to YekaAyat 2	Social cost	-	-	3	20	3	4.5
	1,3,6,7	1	1.9	-	-	1	1.5
	All	48	92.3	4	26.7	52	77.6
	Low living standard in destination area	-	-	1	6.7	1	1.5
	Desire of living in origin place	-	-	2	13.3	2	3
	Inaccessibility of the destination area	-	-	-	-	-	-
	Fluctuation of market	-	-	-	-	-	-
	Better housing quality in origin area	-	-	-	-	-	-
	Better infrastructures in origin area	-	-	3	20	3	4.5
	No causes	3	5.8	2	13.3	5	7.5
	Others	-	-	-	-	-	-
	Total	52	100	15	100	67	100

From table 4.14, of 52(100%) displacees respondents, 1(1.9%) responded that social cost, Desire of living in origin place, better housing quality in origin area and better infrastructures in origin area were reasons to resist the move from DejjachWubie to YekaAyat 2, 48(92.3%) responded that social cost, low living standard in destination area, desire of living in origin place, inaccessibility of the destination area, better housing quality in origin area and better infrastructures in origin area were reasons to resist the move from DejjachWubie to YekaAyat 2 and 3(5.8%) respond no causes resist to move from DejjachWubie to YekaAyat 2. Of 15(100%) urban renewal officer respondents, 3(20%) responded that social cost was a reason to resist the move from DejjachWubie to YekaAyat 2, 4(26.7%) responded that social cost, low living standard in destination area, desire of living in origin place, inaccessibility of the destination area, better housing quality in origin area and better infrastructures in origin area were reasons to resist the move from DejjachWubie to YekaAyat 2, 1(6.7%) responded that Low living standard in destination area was a reason to resist the move from DejjachWubie to YekaAyat 2, 2(13.3%) responded that desire of living in origin place was a reason to resist the move from

DejjachWubie to YekaAyat 2, 3(20%) responded that better housing quality in origin area was a reason to resist the move from DejjachWubie to YekaAyat 2 and 2(13.3%) responded that no causes resist to move from DejjachWubie to YekaAyat 2.

Generally, of 67(100%) respondents, for 3(4.5%) respondents, social cost was a reason to resist the move from DejjachWubie to YekaAyat 2, 1(1.5%) responded that social cost, Desire of living in origin place, better housing quality in origin area and better infrastructures in origin area were reasons to resist the move from DejjachWubie to YekaAyat 2, 52(77.6%) responded that social cost, low living standard in destination area, desire of living in origin place, inaccessibility of the destination area, better housing quality in origin area and better infrastructures in origin area were reasons to resist the move from DejjachWubie to YekaAyat 2, 1(1.5%) responded that Low living standard in destination area was a reason to resist the move from DejjachWubie to YekaAyat 2, 2(3%) responded that desire of living in origin place was a reason to resist the move from DejjachWubie to YekaAyat 2, 3(4.5%) responded that better housing quality in origin area was a reason to resist the move from DejjachWubie to YekaAyat 2 and 5(7.5%) responded that no causes resist to move from DejjachWubie to YekaAyat 2.

In addition to this, data gathered through interview shows that, DejjachWubie is located at the center of the city and even historically it has its own impression on the mind of displacees. One of the respondents said that “*DejjachWubie is so kind place to live in.*” Next to that original place of displacees was more accessible for every basic infrastructures such as hospitals, schools, communication networks, transport, entertainment and it is near to work place, worshipping place and others.

So, the finding of this research reveals that, the aforementioned reasons were instigated the displacees to resist to move from *DejjachWubie* to *YekaAyat 2 Condominium*.

Table 4.15: Preconditions set by the government for the displacees

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		FR	Percent	FR	Percent	FR	Percent
preconditions the government did for the displacees before they displaced from their original homestead	Providing training for the displacees to create job opportunity in the project	-	-	-	-	-	-
	Creating an opportunity to have a share in the project	-	-	-	-	-	-
	Organizing a business union and grant loan for the resettlers to do their own business in new resettlement site	-	-	-	-	-	-
	Others	-	-	-	-	-	-
	None	52	100	15	100	67	100
	Total	52	100	15	100	67	100

From table 4.15, of 52(100%) displacees respondents, all 52(100%) replied that there was no preconditions the government did for the displacees before they displaced from their original homestead related to providing training for the displacees to create job opportunity in the project, creating an opportunity to have a share in the project and organizing a business union and grant loan for the resettlers to do their own business in new resettlement site. Of 15(100%) urban renewal officer respondents, all 15(100%) respondents responded that, there was no preconditions the government did for the displacees before they displaced from their original homestead related to providing training for the displacees to create job opportunity in the project, creating an opportunity to have a share in the project and organizing a business union and grant loan for the resettlers to do their own business in new resettlement site.

Generally, of 67(100%) respondents, all 67(100%) responded that there was no preconditions the government did for the displacees before they displaced from their original homestead related to providing training for the displacees to create job opportunity in the project, creating an

opportunity to have a share in the project and organizing a business union and grant loan for the resettlers to do their own business in new resettlement site.

The researcher concluded that, government didn't any precondition for the displacees before they displaced from their original homestead, except forcing and engaging them to new areas without their consent. According to BogumilTerminski (2013), most developed countries did a preconditions for the displacees before they were displaced such as creating job opportunities by providing training, creating an opportunity to have a share in the project and organizing a business union and grant loan for the resettlers to do their own business in new resettlement site. So, Addis Ababa city government and Ministry of urban development and construction have to think over to take this kind of experience to reduce the challenges face displacees at the place of destination.

Table 4.16: Level of Participation of Displacees in the Decision Making Process

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		(f)	Percent	(f)	Percent	(f)	Percent
In the process of displacement to the new areas the role of displacees in decision making	Very low	48	92.3	1	6.7	49	73.1
	Low	1	1.9	8	53.3	9	13.4
	Medium	2	3.8	6	40	8	11.9
	High	1	1.9	-	-	1	1.5
	Very high	-	-	-	-	-	-
	Total	52	100	15	100	67	100

From table 4.16, of 52(100%) displacees respondents, 48(92.3%) responded that the level of participation was very low in the process of displacement to the new areas the role of displacees in decision making, 1(1.9%) responded that the level of participation was low in the decision making and displacement process and 2(3.8%) responded that the level of participation was medium in the decision making and displacement process and 1 (1.9%) responded that the level of participation was high in the decision making and displacement process. Of 15(100%) urban renewal officer respondents, 1(6.7%) responded that the level of participation was very low in the decision making and displacement process, 8(53.3%) responded that the level of participation was low in the decision making and displacement process and 6(40%) responded that the level of participation was low in the decision making and displacement process.

Generally, from 67(100%) respondents, 49(73.1%) responded that the level of participation was very low in the decision making and displacement process, 9(13.4%) responded that the level of participation was low in the decision making and displacement process, 8(11.9%) responded that the level of participation was medium in the decision making and displacement process and 1(1.5%) responded that the level of participation was high in the decision making and displacement process.

From this table, the researcher concluded that, the displaced level of participation in the decision making process was very low. So in urban renewal and reconstruction plan the government uses top-down approach than grass-root level decision making by considering need-assessment.

Table 4.17: Rating (Multipurpose questionnaires)

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		(f)	Percent	(f)	Percent	(f)	Percent
Facilitate the availability of basic infrastructures	Very low	51	98.1	-	-	51	76.1
	Low	-	-	3	20	3	4.5
	Medium	-	-	3	20	3	4.5
	High	1	1.9	7	46.7	8	11.9
	Very High	-	-	2	13.3	2	3
	Total	52	100	15	100	67	100
Consider the economic and social cost of displaced people	Very low	51	98.1	-	-	51	76.1
	Low	1	1.9	6	40	7	10.4
	Medium	-	-	7	46.7	7	10.4
	High	-	-	2	13.3	2	3
	Very High	-	-	-	-	-	-
	Total	52	100	15	100	67	100
Consider the involvement of displaced people in the planning and implementation process	Very low	51	98.1	1	6.7	52	77.6
	Low	-	-	8	53.3	8	11.9
	Medium	1	1.9	6	40	7	10.4
	High	-	-	-	-	-	-
	Very High	-	-	-	-	-	-
	Total	52	100	15	100	67	100
Formulate the coping mechanisms when problems	Very low	51	98.1	4	26.7	55	82.1
	Low	-	-	4	26.7	4	6
	Medium	-	-	3	20	3	4.5
	High	1	1.9	2	13.3	3	4.5
	Very High	-	-	2	13.3	2	3

arise caused by displacement	Total	52	100	15	100	67	100
Force the people to leave the place of origin for the sake of their personal interest	Very low	-	-	-	-	-	-
	Low	-	-	3	20	3	4.5
	Medium	1	1.9	2	13.3	3	4.5
	High	6	11.5	6	40	12	17.9
	Very High	45	86.5	4	26.7	49	73.1
	Total	52	100	15	100	67	100

From table 4.17, 52(100%) displacees respondents, 51(98.1%) responded that facilitation of available basic infrastructures is very low, 1(1.9%) responded that facilitation of available basic infrastructures is high. From 15(100%) urban renewal officer respondents, 3(20%) responded that facilitation the available basic infrastructures is low, 3(100%) responded that facilitation of available basic infrastructures is medium, 7(46.7%) responded that facilitation of available basic infrastructures is high and 2(13.3%) responded that facilitation of available basic infrastructures is very high. Generally, of 67(100%) respondents, 51(76.1%) responded that facilitation of availability of basic infrastructures is very low, 3(4.5%) responded that facilitation of availability basic infrastructures is low, 3(20%) responded that facilitation of available basic infrastructures is medium, 8(11.9%) responded that facilitation of available of basic infrastructures is high and 2(3%) responded that facilitation of available basic infrastructures is very high. So the researcher concluded that, not only the construction of basic infrastructures but even the available ones were not well facilitated. For example, during observation period the researcher has seen that the doors and windows of unoccupied houses were broken, houses were substandard and not well finished no school around them and some students were forced to drop out, unsustainability of light and water supply.

From table 4.17, of 52(100%) displacees respondents, 51(98.1%) responded that consideration the economic and social cost of displaced people is very low and 1(1.9%) responded that consideration the economic and social cost of displaced people is low. From 15(100%) urban renewal officer respondents, 6(40%) replied that consideration the economic and social cost of displaced people is low, 7(46.7%) replied that consideration the economic and social cost of displaced people is medium and 2(13.3%) replied that consideration the economic and social cost of displaced people is high. Generally, of 67(100%) respondents, 51(76.1%) responded that

consideration the economic and social cost of displaced people is very low, 7(10.4%) responded that consideration the economic and social cost of displaced people is low, 7(100%) responded that consideration the economic and social cost of displaced people is medium and 2(3%) responded that consideration of the economic and social cost of displaced people is high. From this the researcher deduced that the government didn't consider all the economic and social cost of displaced people such as job opportunity, transport cost, *Edir, Ekub* and etc.

From table 4.17, of 52(100%) displacees respondents, 51(98.1%) responded that consideration of the involvement of displaced people in the planning and implementation process is very low and 1(1.9%) responded that consideration of the involvement of displaced people in the planning and implementation process is medium. Of 15(100%) urban renewal officer respondents, 1(6.7%) responded that consideration of the involvement of displaced people in the planning and implementation process is very low, 8(53.3%) responded that consideration of the involvement of displaced people in the planning and implementation process is low and 6(40%) responded that consideration of the involvement of displaced people in the planning and implementation process is medium. Totally, from 67(100%) respondents, 52(77.6%) responded that consideration of the involvement of displaced people in the planning and implementation process is very low, 8(11.9%) responded that consideration of the involvement of displaced people in the planning and implementation process is low and 7(10.4%) responded that consideration of the involvement of displaced people in the planning and implementation process is medium. Therefore, displacees were not considered during the planning and implementation process of displacement and resettlement.

From table 4.17, of 52(100%) displacees respondents, 51(98.1%) responded that the formulation of coping mechanisms when problems arise caused by displacement is very low and 1(1.9%) responded that the formulation of coping mechanisms when problems arise caused by displacement is high. From 15(100%) urban renewal officer respondents, 4(26.7%) responded that the formulation of coping mechanisms when problems arise caused by displacement is very low, 4(26.7%) responded that the formulation of coping mechanisms when problems arise caused by displacement is low, 3(20%) responded that the formulation of coping mechanisms when problems arise caused by displacement is medium, 2(13.3%) responded that the formulation of coping mechanisms when problems arise caused by displacement is high and

2(13.3%) responded that the formulation of coping mechanisms when problems arise caused by displacement is very high. Generally, of 67(100%) respondents, 55(82.1%) responded that the formulation of coping mechanisms when problems arise caused by displacement is very low, 4(6%) responded that the formulation of coping mechanisms when problems arise caused by displacement is low, 3(4.5%) responded that the formulation of coping mechanisms when problems arise caused by displacement is medium, 3(4.5%) responded that the formulation of coping mechanisms when problems arise caused by displacement is high and 2(3%) responded that the formulation of coping mechanisms when problems arise caused by displacement is very high. From this it is possible to realize that, displacees had no guarantee for the problem arises because the government didn't formulate any coping mechanism to overcome the problem of displacees in the place of resettlement site.

From table 4.17, of 52(100%) displacees respondents, 1(1.9%) responded that forcing the people to leave from the place of origin for the sake of their personal interest is medium, 6(11.5%) responded that forcing the people to leave from the place of origin for the sake of their personal interest is high and 45(86.5%) responded that forcing the people to leave from the place of origin for the sake of their personal interest is very high. Of 15(100%) respondents, 3(20%) responded that forcing the people to leave from the place of origin for the sake of their personal interest is low, 2(13.3%) responded that forcing the people to leave from the place of origin for the sake of their personal interest is medium, 6(40%) responded that forcing the people to leave from the place of origin for the sake of their personal interest is high and 4(26.7%) responded that forcing the people to leave from the place of origin for the sake of their personal interest is very high. Generally, from 65(100%) respondents, 3(4.5%) responded that forcing the people to leave from the place of origin for the sake of their personal interest is low, 3(4.5%) responded that forcing the people to leave from the place of origin for the sake of their personal interest is medium, 12(17.9%) responded that forcing the people to leave from the place of origin for the sake of their personal interest is high and 49(73.1) responded that forcing the people to leave from the place of origin for the sake of their personal interest is very high. From this the researcher realized that government forced people from their original site for the sake of their personal interest rather than giving the priority for the mass public.

Table 4.17: Rating (Multipurpose questionnaires) (...Continued)

		Categories of respondents					
		Displacees		Urban renewal officers		Total	
		(f)	Percent	(f)	Percent	(f)	Percent
It does not compensate displaced people fairly	Very low	48	92.3	2	13.3	50	74.6
	Low	1	1.9	6	40	7	10.4
	Medium	1	1.9	1	6.7	2	3
	High	1	1.9	4	26.7	5	7.5
	Very High	1	1.9	2	13.3	3	4.5
	Total	52	100	15	100	67	100
Government aimed to implement urban renewal to make city better	Very low	3	5.8	-	-	3	4.5
	Low	7	13.5	-	-	7	10.4
	Medium	22	42.3	1	6.7	23	34.3
	High	4	7.7	6	40	10	14.9
	Very High	16	30.8	8	53.3	24	35.8
	Total	52	100	15	100	67	100
The government officials implement resettlement strategies without proper plan	Very low	1	1.9	-	-	1	1.5
	Low	-	-	-	-	-	-
	Medium	1	1.9	3	20	4	6
	High	4	7.7	6	40	10	14.9
	Very High	46	88.5	6	40	52	77.6
	Total	52	100	15	100	67	100
Taking the experiences of other developed countries to renew slum areas		52	100	-	-	52	77.6
	Very low	-	-	4	26.7	4	6
	Low	-	-	-	-	-	-
	Medium	-	-	-	-	-	-
	High	-	-	5	33.3	5	7.5
	Very High	-	-	6	40	6	9
	Total	52	100	15	100	67	100

From table 4.17, 52(100%) displacees respondents, 48(92.3%) responded that the fairness of compensation for the displacees is very low, 1(1.9%) responded that the fairness of compensation for the displacees is low, 1(1.9%) responded that the fairness of compensation for the displacees is high and 1(1.9%) responded that the fairness of compensation for the displacees is very high. Of 15(100%) urban renewal officer respondents, 2(13.3%) responded that the fairness of compensation for the displacees is very low, 6(40%) responded that the fairness of compensation for the displacees is low, 1(1.9%) responded that the fairness of compensation for the displacees

is medium, 4(26.7%) responded that the fairness of compensation for the displacees is high and 2(13.3%) responded that the fairness of compensation for the displacees is very high. Generally, of 67(100%) respondents, 50(74.6%) responded that the fairness of compensation for the displacees is very low, 7(10.4 %) responded that the fairness of compensation for the displacees is low, 2(3%) responded that the fairness of compensation for the displacees is medium, 5(7.5%) responded that the fairness of compensation for the displacees is high and 3(4.5%) responded that the fairness of compensation for the displacees is very high. Therefore, the researcher has found that both the economic and social compensation was very low.

From table 4.17, of 52(100%) respondents, 3(5.8%) responded that the aim of government to implement urban renewal to make city better is very low, 7(13.5%) responded that the aim of government to implement urban renewal to make city better is low, 22(42.3%) respond the aim of government to implement urban renewal to make city better is medium, 4(7.7%) responded that the aim of government to implement urban renewal to make city better is high and 16(30.8%) responded that the aim of government to implement urban renewal to make city better is very high. Of 15(100%) urban renewal officer respondents, 1(6.7%) responded that the aim of government to implement urban renewal to make city better is medium, 6(40%) responded that the aim of government to implement urban renewal to make city better is high and 8(53.3%) responded that the aim of government to implement urban renewal to make city better is very high. Totally, from 67(100%) respondents, 3(4.5%) responded that the aim of government to implement urban renewal to make city better is very low, 7(10.4%) responded that the aim of government to implement urban renewal to make city better is low, 23(34.4%) responded that the aim of government to implement urban renewal to make city better is medium, 10(14.9%) responded that the aim of government to implement urban renewal to make city better is high and 24(35.8%) responded that the aim of government to implement urban renewal to make city better is very high. From this point of view the researcher concluded that, the respondents agreed with idea that government is making the city better but what put them in trouble is unfair action and lack of support and preconditions from the side of government.

From table 4.17, of 52(100%) displacees respondents, 1(1.9%) responded that the government officials implement resettlement strategies without proper plan is very low, 1(1.9%) responded that the government officials implement resettlement strategies without proper plan is medium,

4(7.7%) responded that the government officials implement resettlement strategies without proper plan is high and 46(88.5%) responded that the government officials implement resettlement strategies without proper plan is very high. Of 15(100%) urban renewal officer respondents, 3(20%) responded that the government officials implement resettlement strategies without proper plan is medium, 6(40%) responded that the government officials implement resettlement strategies without proper plan is high and 6(40%) responded that the government officials implement resettlement strategies without proper plan is very high. Totally, of 67(100%) respondents, 1(1.5) responded that the government officials implement resettlement strategies without proper plan is very low, 4(6%) responded that the government officials implement resettlement strategies without proper plan is medium, 10(14.9%) responded that the government officials implement resettlement strategies without proper plan is high and 52(77.6%) responded that the government officials implement resettlement strategies without proper plan is very high. So, it is easy to generalize that, the government official were implementing the displacement and resettlement process without proper plans and strategies.

From table 4.17, of 15(100%) urban renewal officer respondents, 4(26.7%) responded that taking the experiences of other developed countries to renew slum areas are very low, 5(33.3%) responded that taking the experiences of other developed countries to renew slum areas are high and 6(40%) responded that taking the experiences of other developed countries to renew slum areas are very high. So, most of the urban renewal officers agreed that government has been taking the experience of other countries to renew slum areas.

Most of the respondents responded that, resettle the displaced people into one resettlement site to sustain their social relationships such as Edir, Equb and others, provide reasonable compensation, create job opportunities, consider the displaced in the planning and implementation process, offer a standard house and fulfill all infrastructures before displacement have been taken care of related to displacement and resettlement for urban renewal. According to Terminski (2012), lack of mechanisms of social support and difficult integration into the new place of residence, compensation that ignores non-material losses and risks associated with displacement, negative consequences of the irreversible change of residence, disintegration of existing social ties, social problems such as landlessness, homelessness, alcoholism, and unemployment, lack of access to social services such as health care institutions, education, water

supply and public transport, progressive marginalization of the most vulnerable groups such as women, children and indigenous people, health risks, malnutrition. Most of the respondents replied that, the government did not use any coping mechanism to solve the problem of displacedes except providing 11,000 birr for transport and sub-standard house.

CHAPTER FIVE

5. SUMMARY, CONCLUSION AND RECOMMENDATION

This chapter deals with the final findings such as summary, conclusion and recommendations. The researcher generalized the main ideas of this work, by way of presenting the finding of the thesis and finally recommended the solution of the problem faced.

5.1. Summary

This study was conducted on the socio-economic impact of urban renewal induced displacement and resettlement on the life of displaced people from DejachWubie to YekaAyat 2 condominium. The main objective of the study is to assess the impact of urban renewal induced displacement and resettlement on the social and economic life of displaced people of this area.

Data related to this study was collected from 67 (of which 52 were displacees and 15 of them were urban renewal officers) through questionnaires, interview and observation. The researcher has used systematic random sampling for displacees and purposive sampling for urban renewal officers. Data was analyzed through deductive logical reasoning and presented through tables and statement by words.

According to the study, most displaced people were at worse living standard, most of them lost their job especially private employees after displacement, low social and neighborhood activities in the new resettlement site, infrastructural problems, being displaced by force, low involvement in the decision making process, lack of precondition done on behalf of government for the displacees, low consideration of socio-economic cost of displaced peoples, lack of coping mechanisms formulation to solve the problem of displacees , unaffordable compensation and implementation of displacement and resettlement without proper plan.

In contrast to this, in this area the government gave an access to electricity and water supply, transport cost compensation (11,000 birr), even though most houses were not well finished and damaged.

5.2. Conclusion

This study has shown the following findings:

- In the resettlement area, the large numbers of displacees mentioned that they faced by the problem of finance, shopping center, joblessness, transport, adequate housing, working space and affordable condominium price. This made their living standard worse in the new resettlement site and made them to think that *“To be dead and buried is much better than walking dead.”*
- According to most respondents, government didn’t do anything to alleviate these problems except giving an access to electricity and water supply as well some transport compensation.
- In most cases all social and neighborhood activities were not carried on because of the problem of knowing each other, departure from the previous neighborhoods, and inconvenient building design for this purpose, personal problems, economic imbalance and fear. So, problem of exercising social activities are one of the social impacts of urban renewal induced displacement and resettlement. Because of this, this kind of resettlement has negative social impact on the life of displacees.
- As it was shown above, except electricity and water supply there were no other basic and institutional infrastructures such as schools, banks, health centers, police stations, telecommunications and post offices. This has also another negative challenge on the life displacees.
- Most displacees feel uncomfortable in the new resettlement sites because of being strange in the new area, lack of sustainable economic opportunities, and deficiency of infrastructures, problems in coordination with government officials, crime and lack of freedom as they had in their original homestead. This made them to resist the move from their previous homestead, so that, this kind of resettlement elicit psychological impact on the minds of displacees.
- Most respondents argued that there was no any commitment did by the government for the displacees to settle them without affecting their economic and social capital. Because of this they were not voluntary to leave their original areas. Even though some of the respondents were voluntary to leave the original areas most of them resisted because of

social cost, low living standards in destination area, desire of living in original place, inaccessibility of destination area, fluctuation of markets, and better housing quality and better infrastructure in origin area.

- No preconditions were given for the displacees on sides of the government before displacement and resettlement to make them sustainable in their economic and social aspects such as providing training to create job opportunities for displacees especially in the field of construction, creating an opportunity to have a share in the project and organizing a business union and grant loan for the resettlers to do their own business in new resettlement site.
- The displacees' level of participation in the urban renewal planning and implementation stage was very low. So the government adopted a top-down approach to renew slum areas.
- According to most respondents the government's facilitation of available basic infrastructures, consideration of the economic and social cost of displaced people, making participant in the planning and implementation process of urban renewal, provision of fair compensation and formulation of coping mechanisms to overcome the problem of displacees were very low. In contrast to this, the government's use of force to cede the displacees for the sake of their personal interest, taking the experience of other countries to renew slum areas, aim of government to make the city better and implementing the urban renewal without proper plan were very high. So, here also negative sides of induced displacement and resettlement outnumbered the positive consequences.
- Most of the respondents responded that, quality house, good residential area, reasonable compensation, available infrastructures were expectations of the displacees before displacement. But some of the respondents replied that, anxiety, substandard house and additional expense for furnishing the new house and unaffordable condominium price are expectations of the displacees before displacement. These result the negative economic impacts on the displacees.
- Most of the respondents responded that, resettle the displacees into one resettlement site should be done to sustain their social relationships such as *Edir*, *Equb* and others, provide reasonable compensation, create job opportunities, consider the displacees status in the

planning and implementation process, offer a standard house and fulfill all infrastructures. So, prior of displacing people from their original homestead all aforementioned things must be fulfilled at destination area.

5.3. Recommendations

Finally, for the problems and progresses shown above, the researcher suggested the following solutions and recommendations.

- The Addis Ababa city government must consider the current situation of displaced peoples which are found in every sub-cities of the city to alleviate the problem of finance, shopping center, joblessness, transport, adequate housing, working space and affordable condominium price. This should be solved though creating job opportunities in place of destination, segregating commercial areas from residential areas and making it accessible to residents, diversifying transport access, providing adequate housing as much as possible finishing and furnishing to reduce additional cost of finishing as well as making the price of condominium affordable.
- As shown above, in the destination areas all social and neighborhood activities were not exercised. So, the researcher suggests that, the government officials should collect the vital data of population of displacees and assign them at the same sites as much as possible to make their social ties sustainable since Ethiopians give a great value for social capital.
- The great attention and action should be done by the city government of Addis Ababa and FDRE to improve the distribution of basic infrastructures such as schools, banks, health centers, police stations, telecommunications and post offices. Any urban center should be fully urban and become different from rural areas when all these infrastructures are available. But in YekaAyat 2 condominium, except electricity and water supply there were no other facilities at the intended level. This resulted school dropout, joblessness, health risks, being late and absence from job, deficiency of information and others. Among the 8's millennium development goals (MDG's) education is one of it. Because of remoteness and lack of the availability of school around this site, students dropped out from their academics and the same is true for health. So, the city government should work hard to change the image of Addis Ababa.

- The researcher also forwarded that the issue of security and crime which is committed to this site should be taken into account. So, the government should launch street lights and police station around YekaAyat 2 condominium.
- A due stress should be given that, the commitment of government and peoples should be matched and integrated. It is also good all resists should have to be solved in peaceful and democratic ways as well considering the will of displacees, and convincing the peoples with all aspects.
- No preconditions were given for the displacees on sides of the government before displacement and resettlement to make them sustainable economically and socially. So, the government should provide training to create job opportunities for displacees especially in the field of construction, creating an opportunity to have a share in the project and organizing a business union and grant loan for the resettlers to do their own business in new resettlement site like other countries of the world.
- In all aspects, the government should involve the displacees in the planning and implementation of urban renewal process. Instead of using top-down approach, the researcher recommend that grass-root (bottom to top) approach through need assessment to identify whether they need to be displaced or not in order to have sustainable social, economic and political situation.
- The government should consider the economic and social cost of displaced people, provision of fair compensation, formulation of coping mechanisms to overcome the problem of displaces, taking the experience of other countries to renew slum areas, implementing the urban renewal with proper plan and government's use of force to cede the displaces for the sake of their personal interest should be avoided unless it is necessary.
- Most of the respondents responded that, quality house, good residential area, reasonable compensation, available infrastructures were expectations of the displacees before displacement. But some of the respondents replied that, anxiety, substandard house and additional expense for furnishing the new house and unaffordable condominium price are expectations of the displacees before displacement. So, the government should assess the expectations of displacees before displacement.

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Appendix I
Addis Ababa University

College of social science humanities

Department of Geography and Environmental Studies

Questionnaires to be filled by respondents

Dear respondents!

The aim of this questionnaire is to collect data for the research entitled “impacts of urban renewal induced displacement and resettlement on the social and economic life of displaced peoples in the case of Ayat 2 Condominium.” In this research the researcher tries to identify the socio-economic impacts, challenges and opportunities as well as level of participation in the planning and implementation stages of urban renewal. The data, which is going to be collected, is confidential and used only for research purpose. So, fill all the questionnaires and provide me with a reliable, accurate and sound response as the quality of your response affects the outcome of the study. Thank you in advance for your cooperation.

NB:

✓ No need of writing your name

Part I

Personal data

1. Sex : Male Female
2. Age

Less than 25	<input type="checkbox"/>	46-56	<input type="checkbox"/>
25- 35	<input type="checkbox"/>	>56	<input type="checkbox"/>
36-46	<input type="checkbox"/>		
3. Marital Status

Single	<input type="checkbox"/>	Divorced	<input type="checkbox"/>
Married	<input type="checkbox"/>	Widowed	<input type="checkbox"/>
4. Education background

Illiterate	<input type="checkbox"/>	High school level	<input type="checkbox"/>
Elementary level	<input type="checkbox"/>	Certificate	<input type="checkbox"/>

Diploma (TVET)	<input type="checkbox"/>	Masters	<input type="checkbox"/>
Degree	<input type="checkbox"/>	PhD and above	<input type="checkbox"/>

5. Job

Before

NGO NGO

Government

Private

Unemployed

Other (if there specify) _____

After

Government

Private

unemployed

Other (if there specify) _____

6. Household size

1-4 5-9 10-14

Part II

Topic related questions

7. How your living standard is in the place of resettlement?

Worse low medium high very high

8. What problems have you faced at the resettlement area?

1. Financial problems
2. Lack of shopping center
3. Joblessness
4. Transport cost
5. Inadequate housing
6. Lack of adequate working space
7. Unaffordability of condominium price
8. All
9. Others (please specify it) _____

9. If one/more of the aforementioned problem have persisted how the governmental officers did try to solve this problem?

- Providing credit services
- Creating job opportunities

Providing adequate housing and furnishing it

Making the condominium monthly payment affordable

Making transport infrastructure accessible

Differentiating residential and commercial centers

None

Other _____

10. Are you exercising all social and neighborhood activities as you were exercising at your original place so far?

Yes

No

11. If you choose "No" for question number "9", what is the reason?

1. Problem of knowing each other

2. Departure from previous neighborhoods

3. Inconvenience of building design for this purpose

4. Personal problem

5. Economic imbalance

6. Fear

7. Others _____

12. What infrastructure is available in this area?

1. Electricity

4. Health services

2. Water supply

5. Road

3. School

6. Communication facilities

All

None

Others _____

13. What makes you uncomfortable about living in this resettlement area?

1. Being strange in this area

2. Lack of sustainable economic opportunities

3. Deficiencies of social infrastructures

4. Problems in coordination with government officials

5. Lack of support from government and other high level officials

6. Crime

7. Lack of freedom as we had in the place of origin

All

Others _____

14. Were there commitments on the part of the government officials on moving you from your previous residence?

Yes No

15. If you select Yes for question number 13, what were the commitment (write down on the space provided).

16. What were your expectations about resettlement site before your displacement?

17. Were you voluntarily displaced from your original site?

Yes No

18. If Yes what was your reason?

1. Low living standard in origin area

2. Desire of living in new areas

3. Better living condition in destination area

4. Family problem

5. Better social infrastructures in destination area

6. No motives

Others _____

19. If you are forced to leave DejachWubie to settle in YekaAyat 2, what were your reasons to resist the move?

Social cost

- Low living standard in destination area
- Desire of living in origin place
- Inaccessibility of the destination area
- Fluctuation of market
- Better housing quality in origin area
- Better infrastructures in origin area
- All
- No causes
- Others _____

20. What were the preconditions the government did for the displacees before they displaced from their original homestead?

- Providing training for the displacees to create job opportunity in the project
- Creating an opportunity to have a share in the project
- Organizing a business union and grant loan for the resettlers to do their own business in new resettlement site
- None
- Others _____

21. In the process of displacement to the new areas how was the role of your decision making?

- Very low
- Low
- Medium
- High
- Very high

22. Determine the following roles of government in following up the urban renewal process currently.

Put tick mark on the scale given below

1= very low 2= low 3= medium 4= high 5= very high

No	Statement	Scale (rating)				
		5	4	3	2	1
21.1.	Facilitate the availability of basic infrastructures					
21.2	Consider the economic and social cost of displaced people					
21.3	Consider the involvement of displaced people in the planning and implementation process					
21.4	Formulate the coping mechanisms when problems arise caused by displacement					
21.5	Force the people to leave the place of origin for the sake of their personal interest					
21.6	It does not compensate displaced people fairly					
21.7	Government aimed to implement urban renewal to make city better					
21.8	The government officials implement resettlement strategies without proper plan					

23. What do you think ought to have been taken care of related to displacement and resettlement for urban renewal?

24. What are the main coping mechanisms or survival strategies employed by the government?

Appendix II
Addis Ababa University

College of social science humanities

Department of Geography and Environmental Studies

Questionnaires to be filled by urban renewal officers

Dear respondents

The aim of this questionnaire is to collect data for the research entitled “impacts of urban renewal induced displacement and resettlement on the economic and social life of displaced peoples in the case of Ayat 2 Condominium.” In this research the researcher tries to identify the socio-economic impacts, challenges and opportunities as well as level of participation in the planning and implementation stages of urban renewal. The data, which is going to be collected, is confidential and used only for research purpose. So, fill all the questionnaires and provide me with reliable, accurate and sound responses as the quality of your response affects the outcome of the study. Thank you in advance for your cooperation.

NB:

No need of writing your name

Part I

Personal data

1. Sex : Male Female

2. Age

 Less than 25

 25- 35

 36-46

 46-56

 >56

3. Marital Status

 Single

 Married

- Divorced
- Widowed

4. Education background

- Illiterate
- Elementary level
- High school level
- Certificate
- Diploma (TVET)
- Degree
- Masters
- PhD and above

Part II

Topic related questions

5. What economic problems have the displacees faced at the resettlement area?

- Financial problems
- Lack of shopping center
- Joblessness
- Transport cost
- Inadequate housing
- Lack of adequate working space
- Unaffordability of condominium price
- All
- None
- Others (please specify it) _____

6. If one/more of the aforementioned problem have persisted how you did the government tried to solve this problem?

- Providing credit services
- Creating job opportunities
- Providing adequate housing and furnishing it

Making the condominium monthly payment affordable

Making transport infrastructure accessible

Differentiating residential and commercial centers

None

Other _____

7. Are they exercising all social and neighborhood activities as they exercised at their original place so far?

Yes

No

8. If you choose “No” for question number “9”, what is the reason?

Lack of knowing each other

Department from previous neighborhoods

Inconvenience of building design for this purpose

Personal problem

Economic imbalance

All

Fear

Others _____

9. What infrastructure is available in this area?

Electricity

Water supply

School

Health services

Road

Communication facilities (telecommunication, post office, etc.)

Others _____

10. Being displaced from their origin residential area what socio-economic challenges have they faced?

Being strange in this area

- Lack of sustainable economic opportunities
- Deficiencies of social infrastructures
- Problems in coordination with government officials
- Lack of support from government and other high level officials
- Crime
- Lack of freedom as we had in origin area
- All
- Others _____

11. Are there any prospects/opportunities that government officials promised to them in convincing them in order to displace them from their original area?

Yes No

12. If you select Yes on question number 13 what write down them

13. If you select No on question number 13, why?

14. What was your role and responsibility for the displaced people being one of the government officials?

15. Are they voluntarily displaced from their original site?

Yes No

16. If they did this voluntarily what was their motive?

- Low living standard in origin area
- Desire of living in new areas
- Better living condition in destination area
- Family problem
- Better social infrastructures in destination area
- No motives
- Others _____

17. If they were forced to leave the YekaAyat 2 forcefully, what are the causes to refuse to the new area?

- Social cost
- Low living standard in destination area
- Desire of living in origin place
- Inaccessibility of the destination area
- Fluctuation of market
- Better housing quality in origin area
- Better social infrastructures in origin area
- All
- No causes
- Others _____

18. What were the preconditions the government did for the displacees before they displaced from their original homestead?

- Providing training for the displacees to create job opportunity in the project
- Creating an opportunity to have a share in the project
- Organizing a business union and grant loan for the resettlers to do their own business in new resettlement site
- None
- Others _____

19. What is the level of your participation in urban rehabilitation and renewal on the process of displacement to the new areas?

- Very low
- Low
- Medium
- High
- Very high

20. Determine the following roles of government in urban renewal process currently. Put tick mark on the scale given below

1= very low 2= low 3= medium 4= high 5= very high

No	Statement	Scale (rating)				
		5	4	3	2	1
21.1.	Facilitate the availability of basic infrastructures					
21.2	Consider the economic and social cost of displaced people					
21.3	Consider the involvement of displaced people in the planning and implementation process					
21.4	Formulate the coping mechanisms when problems arise caused by displacement					
21.5	Force the people to leave the place of origin for the sake of their personal interest					
21.6	It does not compensate displaced people fairly					
21.7	It aimed to implement urban renewal to make city better					
21.8	The government officials implement resettlement strategies without proper plan					
21.9	They take the experiences of other developed countries to renew slum areas					

21. What alternative policies will be employed related to displacement and resettlement caused by urban renewal?

22. What are the main coping mechanisms or survival strategies employed by the government?

Appendix III
Interview checklist

1. Personal information

2. What is your social and economic background before coming here? What about after coming here?
3. Have you faced any social and economic crisis after displacement?
4. Were you voluntary to leave your original residential areas and resettled in YekaAyat 2? How and Why?
5. How was the extent of social infrastructures immediately when you arrived there?
6. What were your expectations about resettlement site before your displacement?
7. If you were forced displacees, what prospect did government give for you in order to displace you? Were those promises fulfilled?
8. Do you participate in the planning process of the displacement and resettlement?
9. What were the preconditions the government did for the displacees before they displaced from their original homestead?
10. For urban renewal and settlements what government has to improve in order to minimize these problems?